

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,600.00	\$906 / \$1,188	\$694 / \$412	7.56%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,608.00	\$75,000.00	11.1% / 11.3%	11.34%

Purchase Price:	\$120,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repairs:	\$48,000.00
Total Project Cost:	\$171,000.00
After Repair Value:	\$180,000.00
Estimated Rehab Time:	3 Months
Time to Refinance:	6 Months

Acquisition:

Down Payment:	\$24,000.00
Loan Amount:	\$96,000.00
Loan Points/Fees:	\$0.00
Amortized Over:	0 years
Loan Interest Rate:	5.50%
Monthly P&I:	\$440.00
Total Cash Needed At Purchase:	\$75,000.00

Refinance:

Loan Amount:	\$127,200.00
Loan Fees:	\$1,200.00
Amortized Over:	30 years
Loan Interest Rate:	5.50%
Monthly P&I:	\$722.23
Total Cash Invested:	\$43,800.00

Pre-Refinance Expenses



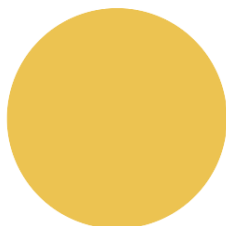
Vacancy	\$32.00 (2%)
Repairs	\$32.00 (2%)
CapEx	\$32.00 (2%)
Water & Sewer	\$30.00 (2%)
HOA	\$10.00 (1%)
Insurance	\$70.00 (4%)
Management	\$160.00 (10%)
P&I	\$440.00 (28%)
Property Taxes	\$100.00 (6%)
Total	\$906.00 (57%)

Post-Refinance Expenses



Vacancy	\$32.00 (2%)
Repairs	\$32.00 (2%)
CapEx	\$32.00 (2%)
Water & Sewer	\$30.00 (2%)
HOA	\$10.00 (1%)
Insurance	\$70.00 (4%)
Management	\$160.00 (10%)
P&I	\$722.23 (45%)
Property Taxes	\$100.00 (6%)
Total	\$1,188.23 (74%)

Income



Rent	\$1,600.00
Other	\$0.00
Total	\$1,600.00

Financial Projections

Total Initial Equity:	\$84,000.00
Gross Rent Multiplier:	6.25
Income-Expense Ratio (2% Rule):	0.94%
Typical Cap Rate:	8.00%
Debt Coverage Ratio:	2.58 / 1.57
ARV based on Cap Rate:	\$170,100.00

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$1,600
x50% for Expenses:	\$800
Monthly Payment/Interest Payment:	\$440
Total Monthly Cashflow using 50% Rule:	\$360

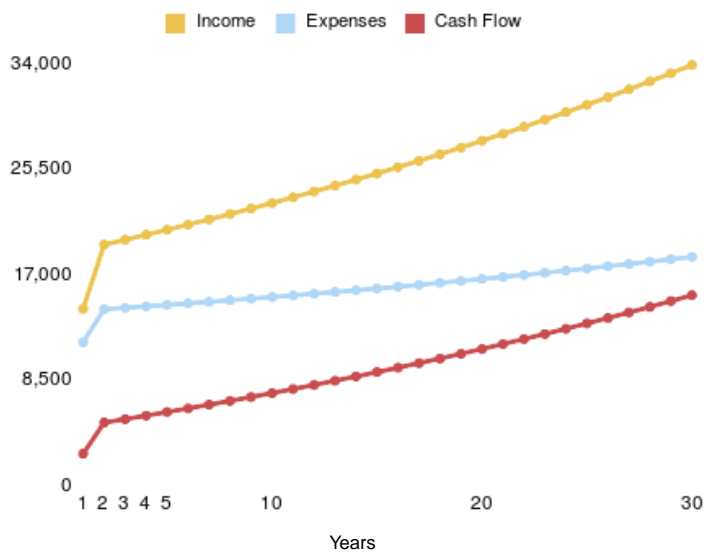
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$1,600
x50% for Expenses:	\$800
Monthly Payment/Interest Payment:	\$722
Total Monthly Cashflow using 50% Rule:	\$78

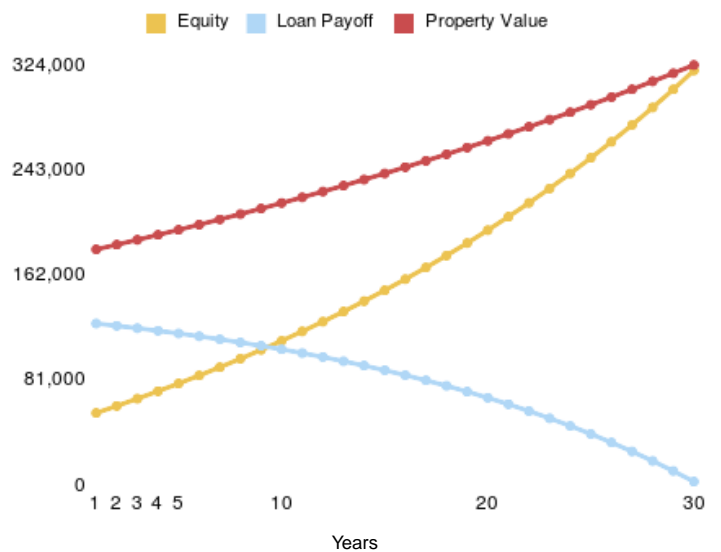
Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$14,400	\$19,584	\$19,976	\$20,375	\$22,946	\$27,971	\$34,096
Total Annual Expenses	\$11,707	\$14,371	\$14,485	\$14,601	\$15,350	\$16,813	\$18,597
Total Annual Cashflow	\$2,693	\$5,213	\$5,491	\$5,774	\$7,596	\$11,158	\$15,499
Cash on Cash ROI	6.15%	11.90%	12.54%	13.18%	17.34%	25.47%	35.39%
Property Value	\$183,600	\$187,272	\$191,017	\$194,838	\$219,419	\$267,471	\$326,045
Equity	\$57,245	\$62,678	\$68,284	\$74,070	\$113,004	\$198,458	\$321,780
Loan Balance	\$126,355	\$124,594	\$122,733	\$120,768	\$106,415	\$69,012	\$4,265
Total Profit if Sold	\$5,122	\$15,548	\$26,420	\$37,751	\$116,126	\$293,665	\$548,218
Annualized Total Return	12%	16%	17%	17%	14%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.