

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$850.00	\$737.28	\$112.72	6.73%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$4,712.00	\$13,850.00	9.77%	7.25%

**Property Information**

Purchase Price:	\$65,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$1,000.00
<b>Total Cost of Project:</b>	<b>\$68,000.00</b>
After Repair Value	\$70,000.00

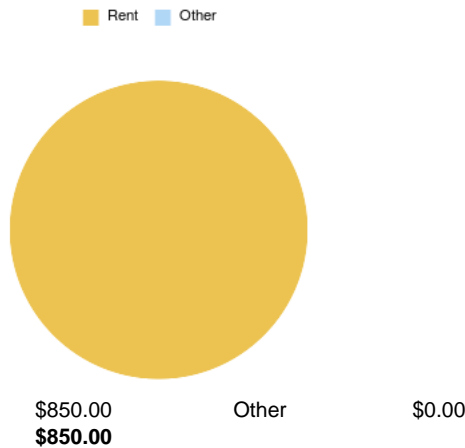


**Property Description**

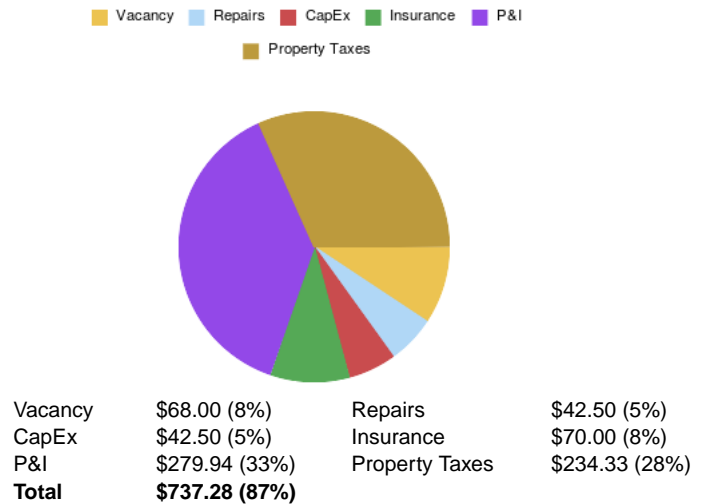
Charming starter home with simple layout located in Washington Shool District. Conveniently located within minutes of shopping, restaurants and expressways. New carpeting and freshly painted. Move in ready.

Down Payment:	\$9,750.00
Loan Amount:	\$55,250.00
Loan Points:	\$0.00
Loan Fees:	\$1,100.00
Amortized Over:	30 years
Loan Interest Rate:	4.500%
<b>Monthly P&amp;I:</b>	<b>\$279.94</b>

**Income**



**Expenses**



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.

## Financial Projections

Total Initial Equity:	\$14,750.00
Gross Rent Multiplier:	6.37
Income-Expense Ratio (2% Rule):	1.25%
ARV based on Cap Rate:	-

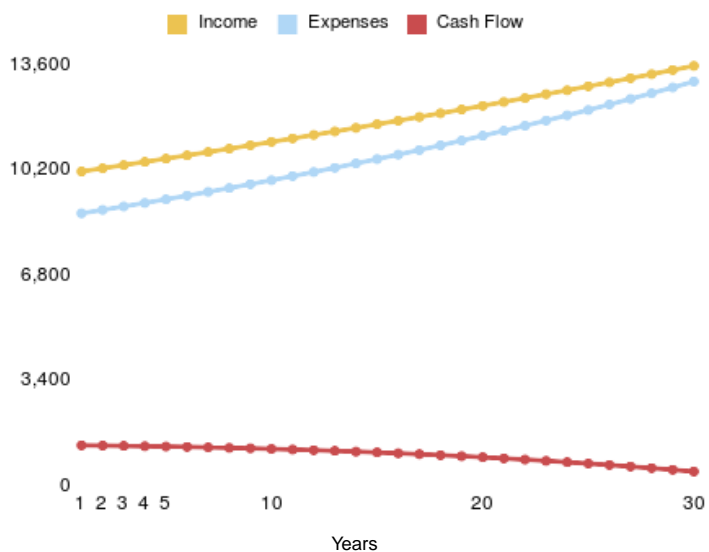
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$850.00
x50% for Expenses:	\$425.00
Monthly Payment/Interest Payment:	\$279.94
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$145.06</b>

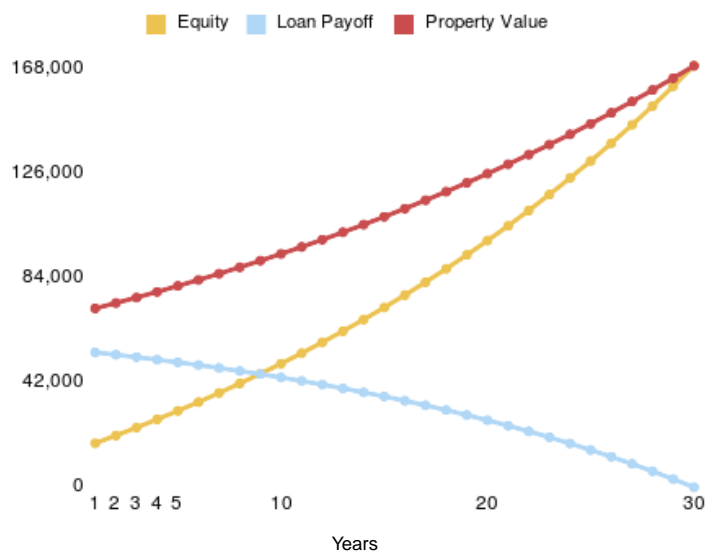
## Analysis Over Time

Annual Growth Assumptions	2%		1%		3%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	Property Value
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$10,200	\$10,302	\$10,614	\$11,156	\$11,725	\$12,323	\$13,612
Total Annual Expenses	\$8,847	\$8,957	\$9,300	\$9,918	\$10,601	\$11,354	\$13,105
Total Annual Cashflow	\$1,353	\$1,345	\$1,314	\$1,238	\$1,124	\$968	\$507
Cash on Cash ROI	9.77%	9.71%	9.49%	8.94%	8.12%	6.99%	3.66%
Property Value	\$72,100	\$74,263	\$81,149	\$94,074	\$109,058	\$126,428	\$169,908
Equity	\$17,741	\$20,837	\$30,784	\$49,825	\$72,463	\$99,416	\$169,908
Loan Balance	\$54,359	\$53,426	\$50,365	\$44,249	\$36,594	\$27,012	\$0
Total Profit if Sold	\$5,244	\$9,684	\$23,608	\$49,004	\$77,506	\$109,630	\$187,447
Annualized Total Return	38%	30%	22%	16%	13%	12%	9%

### Income, Expenses and Cash Flow (in \$)



### Loan Balance, Value and Equity (in \$)



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