

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$875.00	\$1,572.56	-\$697.56	0.89%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$1,785.00	\$49,980.00	-16.75%	0.89%

Property Information

MLS Number: 72583719

Purchase Price:	\$199,900.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$209,900.00
After Repair Value	\$199,900.00



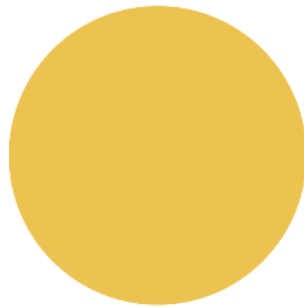
Property Description

Young Cape style home with four bedrooms, two baths, in area with many newer homes, convenient to highways, schools, shopping, churches and close to bus line. Open kitchen with hardwoods, fireplaced living room, full bath and two bedrooms on first, two spacious bedrooms on 2nd with hardwoods and built in drawers, vaulted ceiling full bath, walk-out

Down Payment:	\$39,980.00
Loan Amount:	\$159,920.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.875%
Monthly P&I:	\$846.31

Income

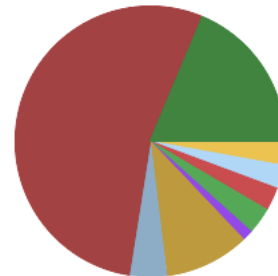
■ Rent ■ Other



Rent	\$875.00	Other	\$0.00
Total	\$875.00		

Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Water & Sewer ■ Garbage
 ■ Insurance ■ Management ■ P&I ■ Property Taxes



Vacancy	\$43.75 (5%)	Repairs	\$43.75 (5%)
CapEx	\$43.75 (5%)	Water & Sewer	\$50.00 (6%)
Garbage	\$20.00 (2%)	Insurance	\$160.00 (18%)
Management	\$70.00 (8%)	P&I	\$846.31 (97%)
Property Taxes	\$295.00 (34%)		
Total	\$1,572.56 (180%)		

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:	\$39,980.00
Gross Rent Multiplier:	19.04
Income-Expense Ratio (2% Rule):	0.42%
ARV based on Cap Rate:	-

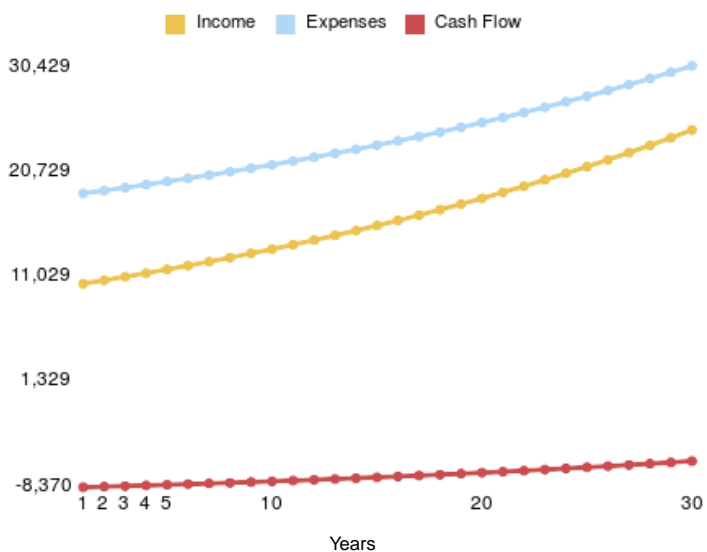
50% Rule Cash Flow Estimates

Total Monthly Income:	\$875.00
x50% for Expenses:	\$437.50
Monthly Payment/Interest Payment:	\$846.31
Total Monthly Cashflow using 50% Rule:	-\$408.81

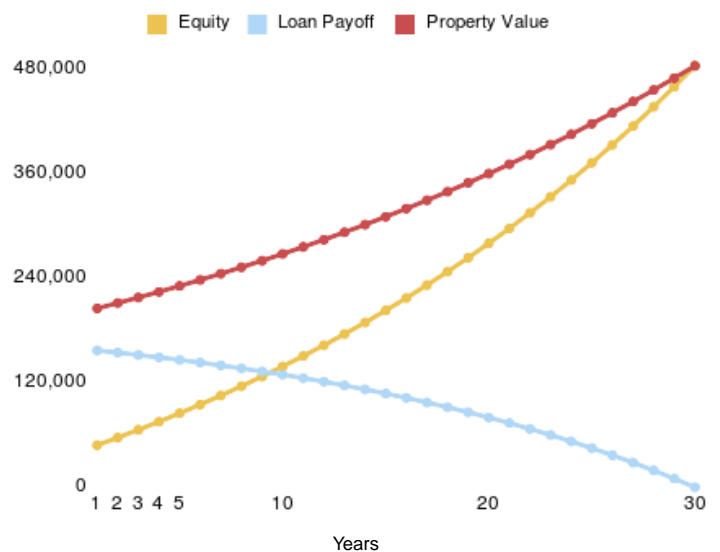
Analysis Over Time

Annual Growth Assumptions	3%		3%		3%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$10,500	\$10,815	\$11,818	\$13,700	\$15,882	\$18,412	\$24,744
Total Annual Expenses	\$18,871	\$19,132	\$19,965	\$21,527	\$23,338	\$25,438	\$30,693
Total Annual Cashflow	-\$8,371	-\$8,317	-\$8,147	-\$7,827	-\$7,456	-\$7,026	-\$5,949
Cash on Cash ROI	-16.75%	-16.64%	-16.30%	-15.66%	-14.92%	-14.06%	-11.90%
Property Value	\$205,897	\$212,074	\$231,739	\$268,649	\$311,438	\$361,042	\$485,210
Equity	\$48,390	\$57,100	\$85,149	\$139,059	\$203,531	\$280,789	\$485,210
Loan Balance	\$157,507	\$154,974	\$146,590	\$129,589	\$107,907	\$80,253	\$0
Total Profit if Sold	-\$22,314	-\$22,292	-\$20,037	-\$8,134	\$15,728	\$53,996	\$186,368
Annualized Total Return	-45%	-26%	-10%	-2%	2%	4%	5%

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.

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.