



<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,265.00	\$1,251.31	\$13.69	4.67%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$8,409.40	\$38,980.00	0.42%	4.67%

## Property Information

MLS Number: 10246754

Purchase Price:	\$179,900.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$182,900.00</b>
After Repair Value	\$179,900.00

## Property Description

BEAUTIFUL BRICK RANCH ON CORNER LOT. Come see this move in ready 3 bedroom 2 full bath home, 1 minute from Buckroe Beach! Updated throughout, new kitchen with granite countertops, cabinets and tile backsplash. New bath with ceramic tile, granite vanity. Large, open floor plan with beautiful hardwood floors.

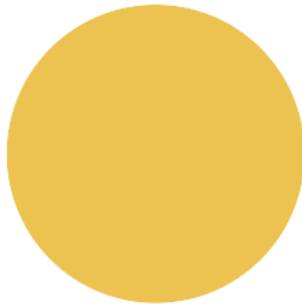


Down Payment:	\$35,980.00
Loan Amount:	\$143,920.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.000%
<b>Monthly P&amp;I:</b>	<b>\$687.10</b>

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.

## Income

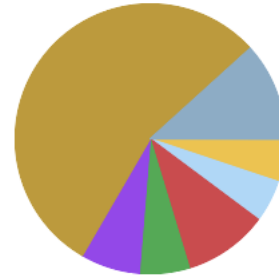
Rent Other



Rent	\$1,265.00	Other	\$0.00
<b>Total</b>	<b>\$1,265.00</b>		

## Expenses

Vacancy Repairs CapEx Insurance Management  
P&I Property Taxes



Vacancy	\$63.25 (5%)	Repairs	\$63.25 (5%)
CapEx	\$126.50 (10%)	Insurance	\$75.00 (6%)
Management	\$88.55 (7%)	P&I	\$687.10 (54%)
Property Taxes	\$147.67 (12%)		
<b>Total</b>	<b>\$1,251.31 (99%)</b>		

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## Financial Projections

Total Initial Equity:	\$35,980.00
Gross Rent Multiplier:	11.85
Income-Expense Ratio (2% Rule):	0.69%
ARV based on Cap Rate:	-

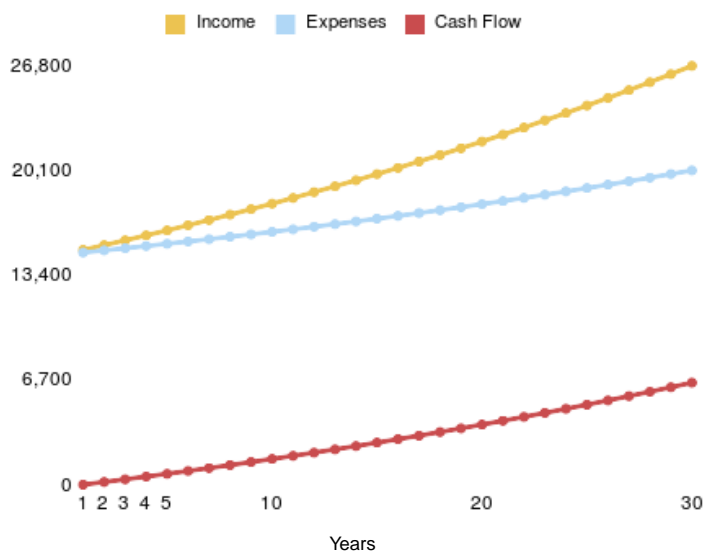
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,265.00
x50% for Expenses:	\$632.50
Monthly Payment/Interest Payment:	\$687.10
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>-\$54.60</b>

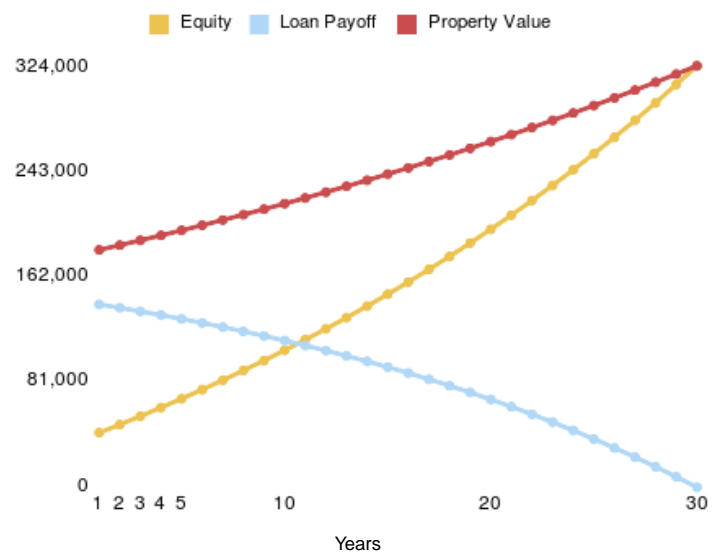
## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$15,180	\$15,484	\$16,431	\$18,142	\$20,030	\$22,114	\$26,957
Total Annual Expenses	\$15,016	\$15,151	\$15,574	\$16,337	\$17,179	\$18,109	\$20,269
Total Annual Cashflow	\$164	\$332	\$857	\$1,805	\$2,851	\$4,006	\$6,689
Cash on Cash ROI	0.42%	0.85%	2.20%	4.63%	7.31%	10.28%	17.16%
Property Value	\$183,498	\$187,168	\$198,624	\$219,297	\$242,122	\$267,322	\$325,864
Equity	\$42,112	\$48,420	\$68,452	\$105,911	\$149,232	\$199,457	\$325,864
Loan Balance	\$141,386	\$138,748	\$130,172	\$113,386	\$92,890	\$67,865	\$0
Total Profit if Sold	-\$7,346	-\$919	\$20,489	\$63,841	\$117,959	\$184,396	\$361,782
Annualized Total Return	-19%	-1%	9%	10%	10%	9%	8%

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



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



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<b>House Size (sq. ft)</b>	1304
<b>Lot Size (sq. ft)</b>	10266
<b>Year Built</b>	1955
<b>Stories</b>	1
<b>Property Type</b>	Single Family
<b>Heating</b>	Yes
<b>Cooling</b>	1
<b>Fireplace</b>	Yes
<b>Garage</b>	1
<b>Roofing</b>	Asphalt
<b>Flooring Types</b>	Hardwood
<b>Siding Material</b>	Brick
<b>Other Info</b>	Nice size fenced yard with storage shed, attached workshop, and circle driveway. Quiet, well-established area of Chesapeake Heights. Quick access to beach bases, major roads, interstates, tunnels, shopping, and more!

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