

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$1,443 / \$1,044	-\$243 / \$156	5.40%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,289.00	\$6,400.00	-45.5% / Inf%	14.58%

Purchase Price:	\$50,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repairs:	\$35,000.00
Total Project Cost:	\$88,000.00
After Repair Value:	\$135,000.00
Estimated Rehab Time:	3 Months
Time to Refinance:	12 Months

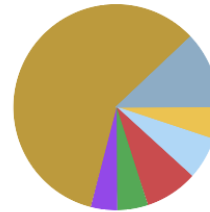


Acquisition:	
Down Payment:	\$0 (\$35000 surplus)
Loan Amount:	\$85,000.00
Loan Points/Fees:	\$3,400.00
Amortized Over:	1 year
Loan Interest Rate:	12.00%
Monthly P&I:	\$850.00
Total Cash Needed At Purchase:	\$6,400.00

Refinance:	
Loan Amount:	\$94,500.00
Loan Fees:	\$3,000.00
Amortized Over:	30 years
Loan Interest Rate:	4.00%
Monthly P&I:	\$451.16
Total Cash Invested:	\$0.00

Pre-Refinance Expenses

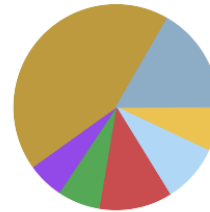
Vacancy Repairs CapEx Insurance
Management P&I Property Taxes



Vacancy	\$72.00 (6%)
Repairs	\$96.00 (8%)
CapEx	\$120.00 (10%)
Insurance	\$70.00 (6%)
Management	\$60.00 (5%)
P&I	\$850.00 (71%)
Property Taxes	\$174.58 (15%)
Total	\$1,442.58 (120%)

Post-Refinance Expenses

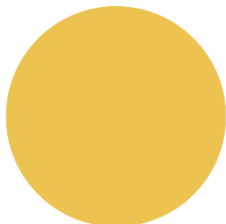
Vacancy Repairs CapEx Insurance
Management P&I Property Taxes



Vacancy	\$72.00 (6%)
Repairs	\$96.00 (8%)
CapEx	\$120.00 (10%)
Insurance	\$70.00 (6%)
Management	\$60.00 (5%)
P&I	\$451.16 (38%)
Property Taxes	\$174.58 (15%)
Total	\$1,043.74 (87%)

Income

Rent Other



Rent	\$1,200.00
Other	\$0.00
Total	\$1,200.00

Financial Projections

Total Initial Equity:	\$50,000.00
Gross Rent Multiplier:	3.47
Income-Expense Ratio (2% Rule):	1.36%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$1,200
x50% for Expenses:	\$600
Monthly Payment/Interest Payment:	\$850
Total Monthly Cashflow using 50% Rule:	-\$250

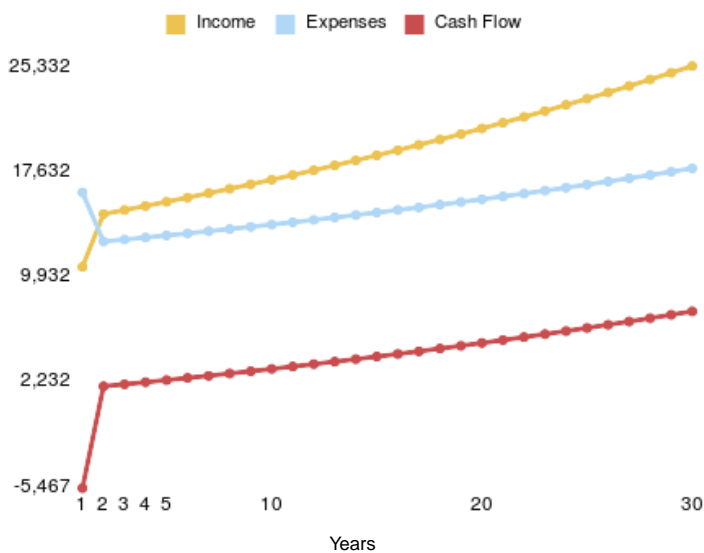
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$1,200
x50% for Expenses:	\$600
Monthly Payment/Interest Payment:	\$451
Total Monthly Cashflow using 50% Rule:	\$149

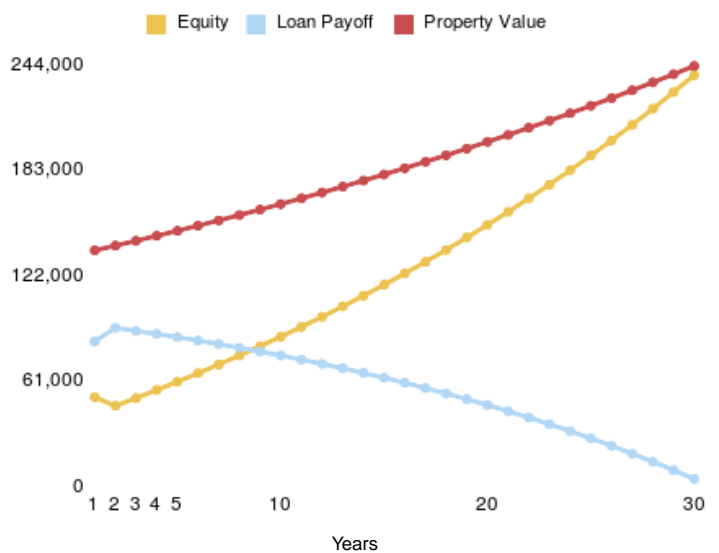
Analysis Over Time

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	\$10,800	\$14,688	\$14,982	\$15,281	\$17,209	\$20,978	\$25,572
Total Annual Expenses	\$16,267	\$12,667	\$12,812	\$12,960	\$13,912	\$15,773	\$18,042
Total Annual Cashflow	-\$5,467	\$2,021	\$2,170	\$2,321	\$3,297	\$5,205	\$7,530
Cash on Cash ROI	-85.42%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	\$137,700	\$140,454	\$143,263	\$146,128	\$164,564	\$200,603	\$244,534
Equity	\$52,700	\$47,618	\$52,159	\$56,827	\$87,730	\$152,488	\$239,235
Loan Balance	\$85,000	\$92,836	\$91,104	\$89,301	\$76,835	\$48,115	\$5,298
Total Profit if Sold	\$33,948	\$37,149	\$43,720	\$50,565	\$97,833	\$203,942	\$352,951
Annualized Total Return	530%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

Income, Expenses and Cash Flow (in \$)

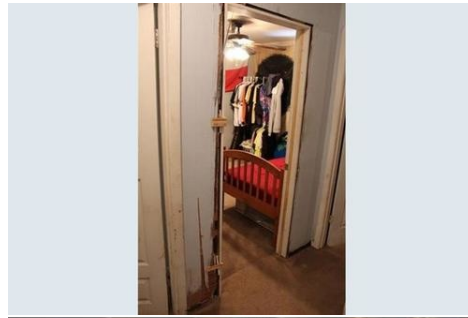
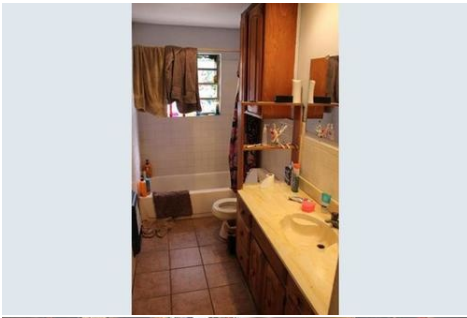


Loan Balance, Value and Equity (in \$)



House Size (sq. ft)	1065
Lot Size (sq. ft)	7187
Year Built	1957
Year Renovated	1957
Stories	1
Property Type	Single Family
County Appraised Value	100407
Heating	Yes
Cooling	1
Garage	1
Construction	Brick
Roofing	composition





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.