

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$7,490.00	\$5,066.75	\$2,423.25	9.22%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$64,509.00	\$163,000.00	17.84%	9.92%

Property Information

Purchase Price:	\$650,000.00
Purchase Closing Costs:	\$13,000.00
Estimated Repair Costs:	\$20,000.00
Total Cost of Project:	\$683,000.00
After Repair Value	\$700,000.00

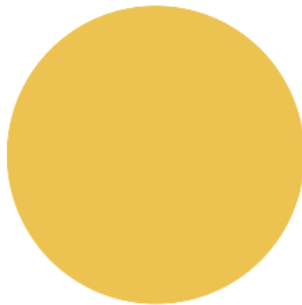
Property Description

Property recently rehabbed with new roof and update exterior and interiors. The property has 14 units, all one bedroom and one bathroom. Location is excellent in TN, just 11 minutes from unit to parking in downtown. Quiet neighborhood. Healthy rental demand. 8 units have laundry hook ups.

Down Payment:	\$130,000.00
Loan Amount:	\$520,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	\$2,952.50

Income

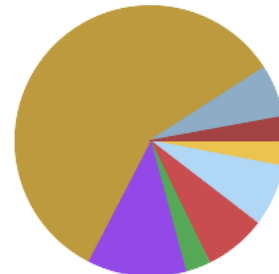
■ Rent ■ Other



Rent	\$7,490.00	Other	\$0.00
Total	\$7,490.00		

Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Insurance ■ Management
■ P&I ■ Property Taxes ■ Misc



Vacancy	\$149.80 (2%)	Repairs	\$374.50 (5%)
CapEx	\$374.50 (5%)	Insurance	\$150.00 (2%)
Management	\$599.20 (8%)	P&I	\$2,952.50 (39%)
Property Taxes	\$316.25 (4%)	Misc	\$150.00 (2%)
Total	\$5,066.75 (68%)		

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:	\$180,000.00		
Gross Rent Multiplier:	7.23		
Income-Expense Ratio (2% Rule):	1.10%		
Typical Cap Rate:	7.00%	Debt Coverage Ratio:	1.82
ARV based on Cap Rate:	\$921,557.14		

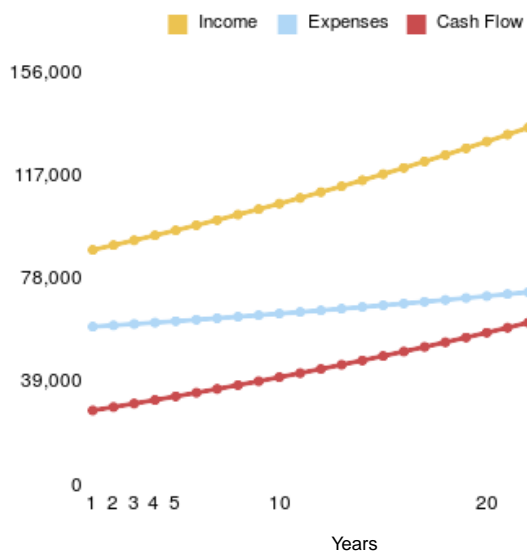
50% Rule Cash Flow Estimates

Total Monthly Income:	\$7,490.00
x50% for Expenses:	\$3,745.00
Monthly Payment/Interest Payment:	\$2,952.50
Total Monthly Cashflow using 50% Rule:	\$792.50

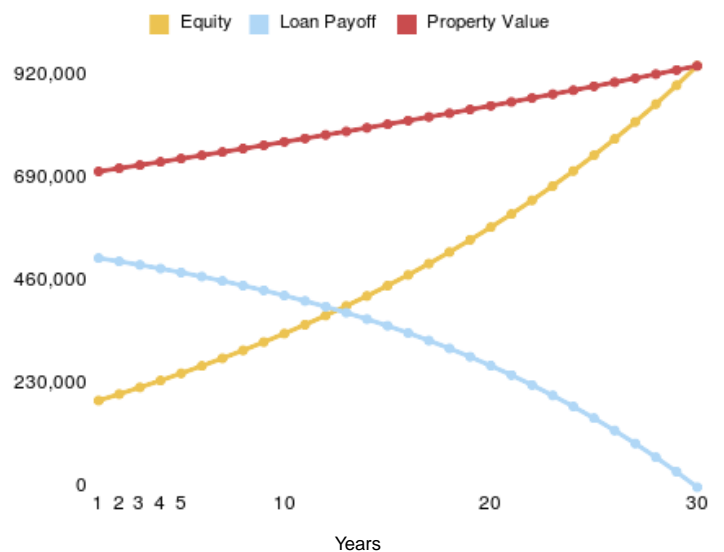
Analysis Over Time

Annual Growth Assumptions	2%		2%			1%	
	Expenses		Income			Property Value	
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$89,880	\$91,678	\$97,289	\$107,415	\$118,595	\$130,938	\$159,613
Total Annual Expenses	\$60,801	\$61,308	\$62,892	\$65,751	\$68,907	\$72,391	\$80,485
Total Annual Cashflow	\$29,079	\$30,369	\$34,397	\$41,664	\$49,688	\$58,547	\$79,128
Cash on Cash ROI	17.84%	18.63%	21.10%	25.56%	30.48%	35.92%	48.54%
Property Value	\$707,000	\$714,070	\$735,707	\$773,235	\$812,678	\$854,133	\$943,494
Equity	\$194,005	\$208,475	\$254,912	\$344,022	\$451,332	\$582,079	\$943,494
Loan Balance	\$512,995	\$505,595	\$480,795	\$429,213	\$361,347	\$272,054	\$0
Total Profit if Sold	\$24,734	\$69,219	\$213,684	\$494,416	\$831,828	\$1,235,171	\$2,287,425
Annualized Total Return	15%	19%	18%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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