BiggerPockets

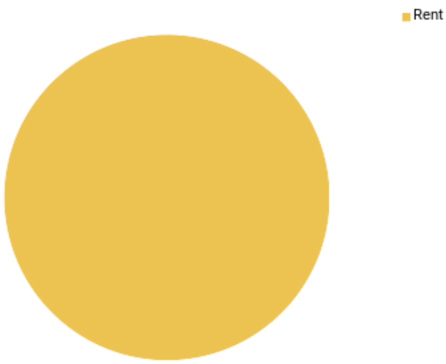
101 Wayside Gln

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,650.00	$1,082.84	$567.16	7.16%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$14,748.00	$56,827.00	11.98%	7.16%

Property Information

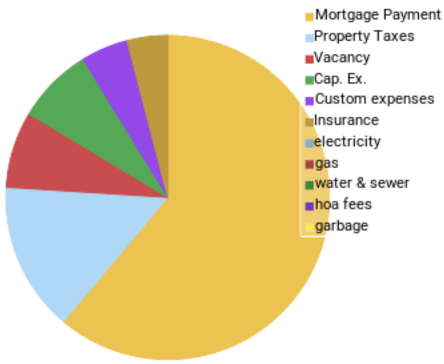
Purchase Price:	$206,000.00
Purchase Closing Costs:	$5,327.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$211,327.00**
After Repair Value	
Down Payment:	$51,500.00
Loan Amount:	$154,500.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.125%
Monthly P&I:	**$661.84**

Income



Rent	$1,650.00
Total	**$1,650.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$51.00
Vacancy	$82.50	Cap. Ex.	$82.50
Insurance	$44.00	Property Taxes	$161.00
Mortgage Payment	$661.84		
Total	**$1,082.84**		

Financial Projections

Total Initial Equity:	-$154,500.00		
Gross Rent Multiplier:	10.40		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	7.16%	Debt Coverage Ratio:	1.86
ARV based on Cap Rate:	$206,000.00		

50% Rule Cash Flow Estimates

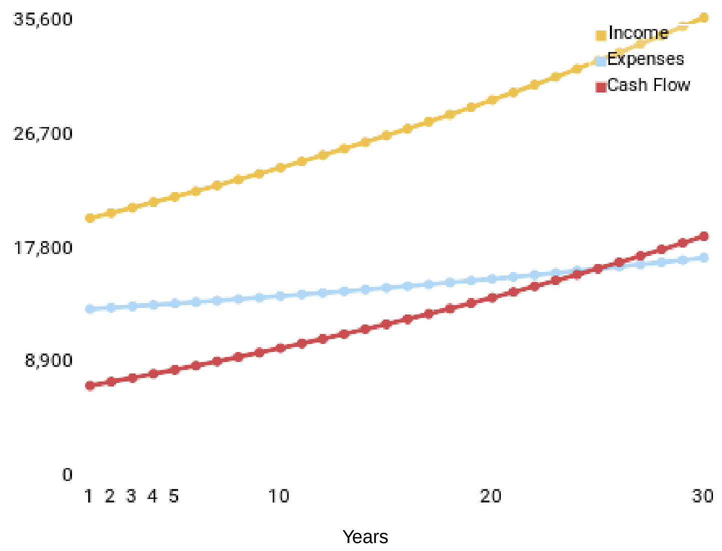
Total Monthly Income:	$1,650.00
x50% for Expenses:	$825.00
Monthly Payment/Interest Payment:	$661.84
Total Monthly Cash Flow using 50% Rule:	**$163.16**

Analysis Over Time

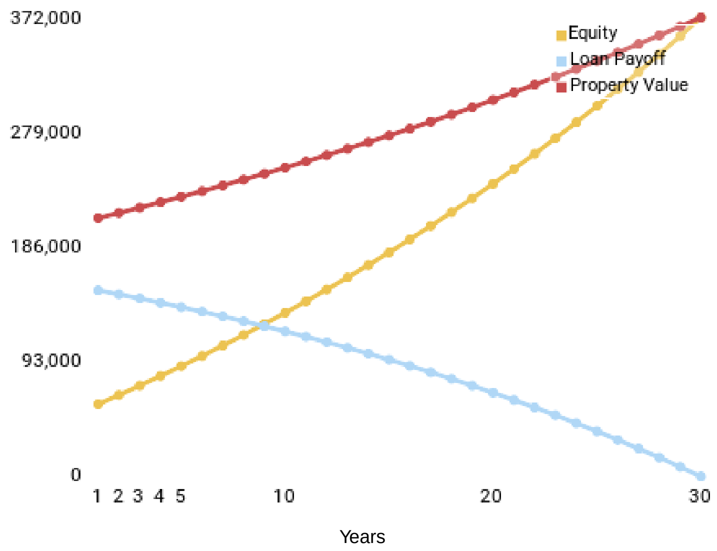
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$20,196	$20,600	$21,861	$24,136	$26,648	$29,422	$35,865
Total Annual Expenses	$13,095	$13,198	$13,520	$14,100	$14,741	$15,449	$17,093
Total Annual Cashflow	$7,101	$7,402	$8,341	$10,036	$11,907	$13,973	$18,772
Cash on Cash ROI	12.50%	13.03%	14.68%	17.66%	20.95%	24.59%	33.03%
Property Value	$210,120	$214,322	$227,441	$251,113	$277,249	$306,105	$373,140
Equity	$58,779	$66,240	$89,769	$133,112	$182,240	$237,972	$373,140
Loan Balance	$151,341	$148,082	$137,672	$118,001	$95,009	$68,133	$0
Total Profit if Sold	$9,053	$23,916	$71,516	$161,580	$266,426	$387,807	$688,315
Compound Annual Growth Rate	16%	19%	18%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)




Toyota Motor Manufacturing...
MLS Powersports
Cynthiana Rd
PICS
Self Storage Center
Fassbender Creative
Oxford Dr
Lanes Run
62
Schneider Blvd
Oxford Road Park
PLEASANT VALLEY
Old Oxford Rd
Outer Ring Rd
Murica Performance Parts
Stephen Dr
Graceful Embroidery & Designs
Google
Map data ©2026