BiggerPockets®

2735 N Francisco Avenue

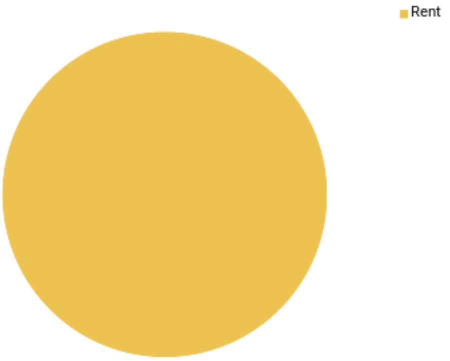
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$12,000.00	$10,157.86	$1,842.14	6.63%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$99,408.00	$330,000.00	6.70%	6.63%

Property Information

Purchase Price:	$1,500,000.00
Purchase Closing Costs:	$30,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$1,530,000.00**
After Repair Value	

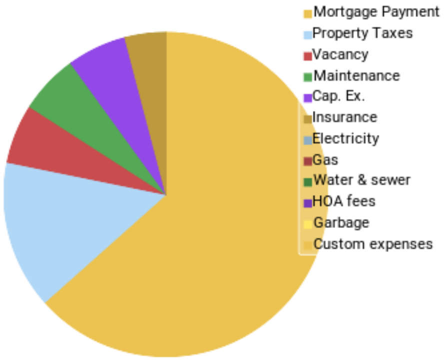
Down Payment:	$300,000.00
Loan Amount:	$1,200,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	**$6,441.86**

Income



Rent	$12,000.00
Total	**$12,000.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$600.00	Maintenance	$600.00
Cap. Ex.	$600.00	Insurance	$416.00
Property Taxes	$1,500.00	Mortgage Payment	$6,441.86
Total	**$10,157.86**		

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Financial Projections

Total Initial Equity:	-$1,200,000.00		
Gross Rent Multiplier:	10.42		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	6.63%	Debt Coverage Ratio:	1.29
ARV based on Cap Rate:	$1,500,000.00		

50% Rule Cash Flow Estimates

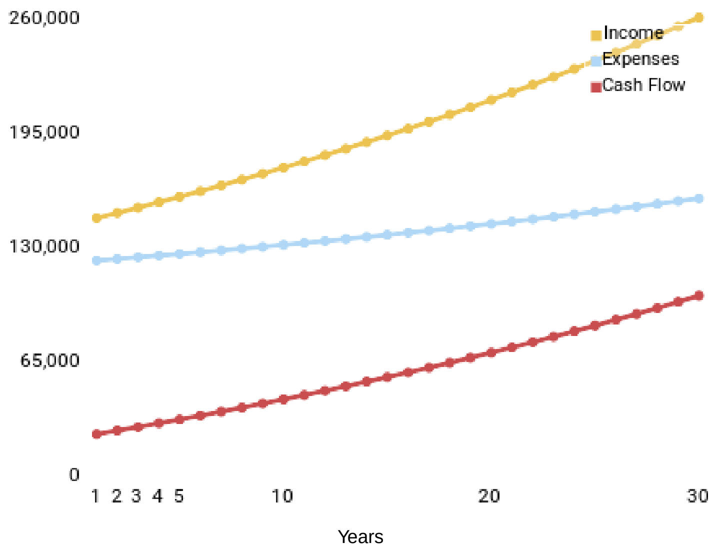
Total Monthly Income:	$12,000.00
x50% for Expenses:	$6,000.00
Monthly Payment/Interest Payment:	$6,441.86
Total Monthly Cash Flow using 50% Rule:	**-$441.86**

Analysis Over Time

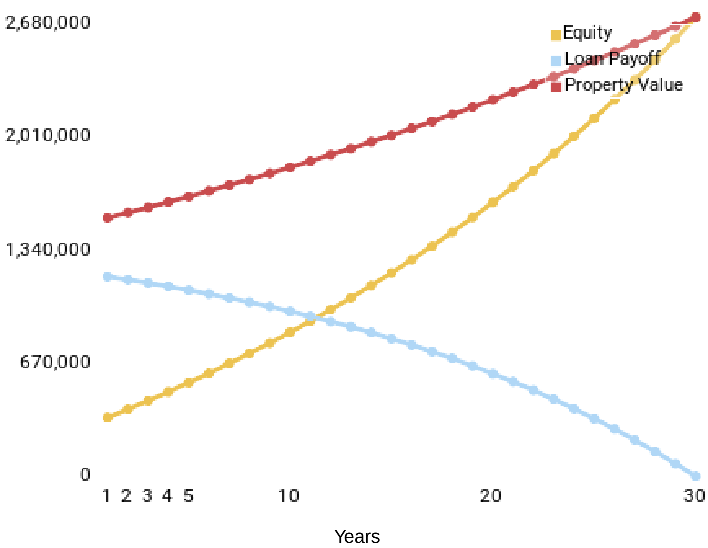
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$146,880	$149,818	$158,988	$175,535	$193,805	$213,976	$260,836
Total Annual Expenses	$122,786	$123,696	$126,535	$131,660	$137,317	$143,564	$158,075
Total Annual Cashflow	$24,094	$26,122	$32,452	$43,875	$56,488	$70,413	$102,762
Cash on Cash ROI	7.30%	7.92%	9.83%	13.30%	17.12%	21.34%	31.14%
Property Value	$1,530,000	$1,560,600	$1,656,121	$1,828,492	$2,018,803	$2,228,921	$2,717,042
Equity	$347,704	$396,915	$554,176	$852,387	$1,204,196	$1,621,574	$2,717,042
Loan Balance	$1,182,296	$1,163,685	$1,101,945	$976,105	$814,607	$607,347	$0
Total Profit if Sold	-$72,952	$85	$241,125	$722,487	$1,316,737	$2,042,019	$3,977,642
Compound Annual Growth Rate	-22%	0%	12%	12%	11%	10%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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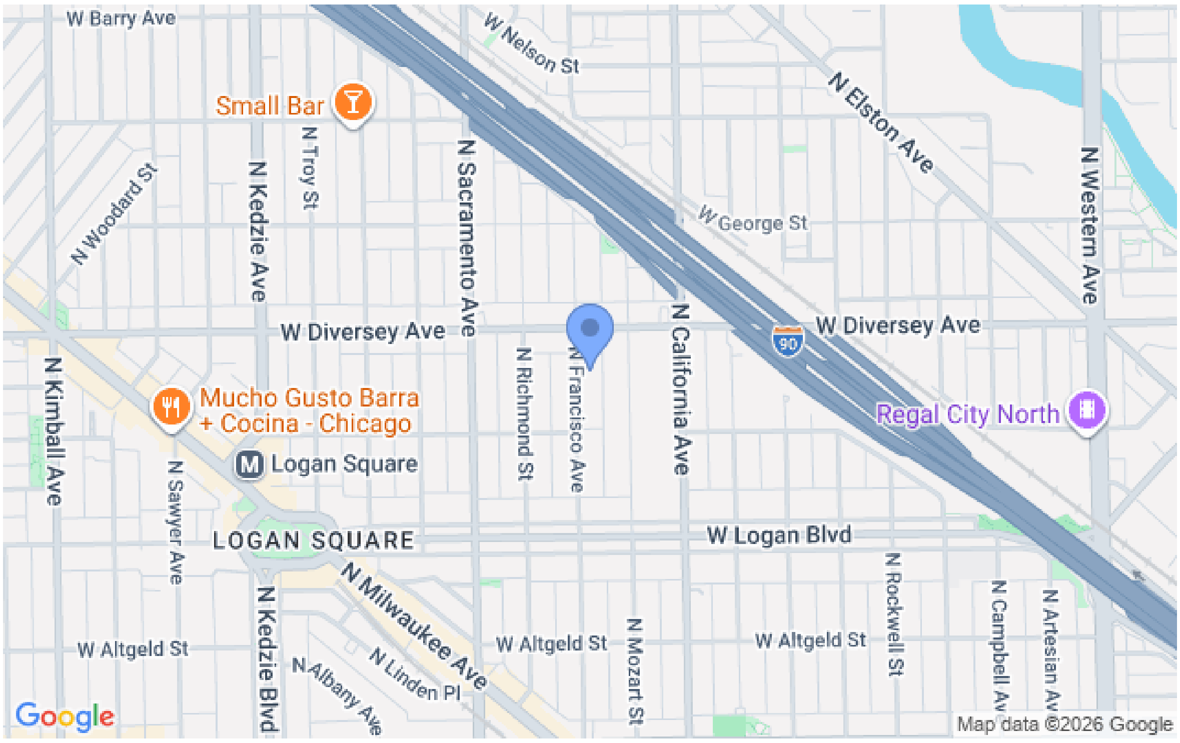

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