

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$850.00	\$497.00	\$353.00	1.68%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$4,236.00	\$57,500.00	7.37%	7.70%

Property Information

Purchase Price:	\$55,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$57,500.00
After Repair Value	\$252,000.00

Property Description

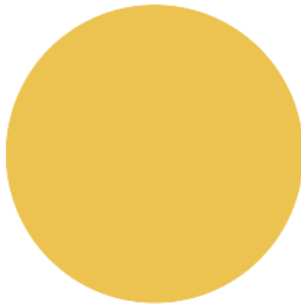
WONDERFUL LAKESIDE CONDO! Looking for an Incredible Value to Live & Invest In - or Both? This is IT! This Cute & Cozy 1Bed/1Bath Condo in Maplevue Terrace is Just Waiting For YOU to OWN It! A Great Investment Opportunity! With major freeways within minutes away, this Home is virtually close to everything! Nice neighborhood, great schools, shops, p



Down Payment:	\$55,000.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	0 years
Loan Interest Rate:	0.000%
Monthly P&I:	\$0.00

Income

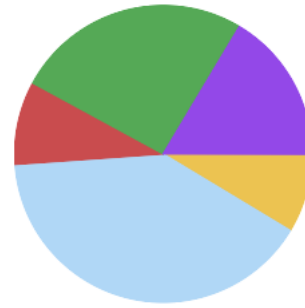
Rent Other



Rent	\$850.00	Other	\$0.00
Total	\$850.00		

Expenses

Repairs HOA Insurance Management Property Taxes



Repairs	\$42.50 (5%)	HOA	\$200.00 (24%)
Insurance	\$45.00 (5%)	Management	\$127.50 (15%)
Property Taxes	\$82.00 (10%)		
Total	\$497.00 (58%)		

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:	\$252,000.00
Gross Rent Multiplier:	5.39
Income-Expense Ratio (2% Rule):	1.48%
ARV based on Cap Rate:	-

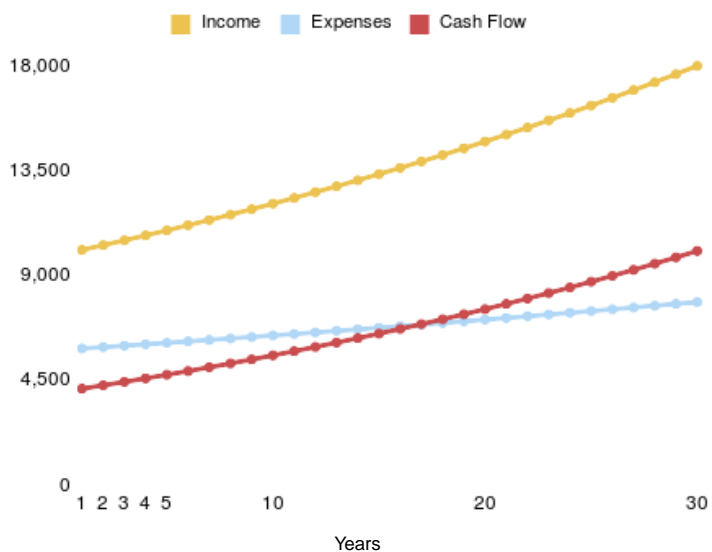
50% Rule Cash Flow Estimates

Total Monthly Income:	\$850.00
x50% for Expenses:	\$425.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cashflow using 50% Rule:	\$425.00

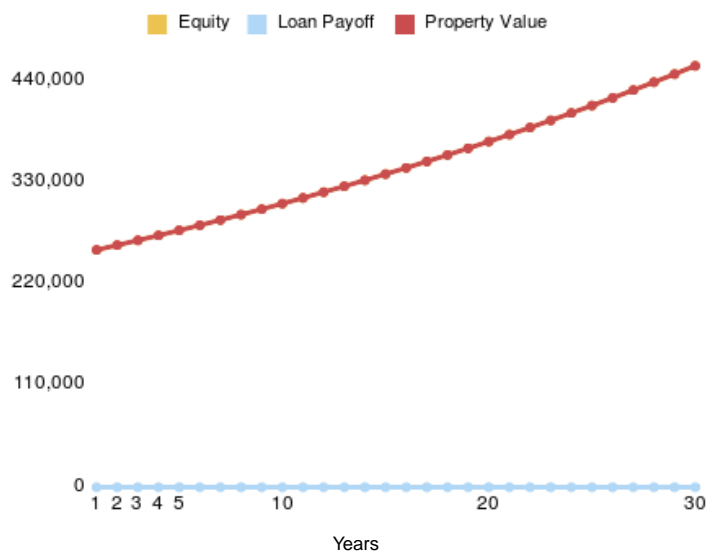
Analysis Over Time

Annual Growth Assumptions	1%		2%		2%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$10,200	\$10,404	\$11,041	\$12,190	\$13,459	\$14,859	\$18,114
Total Annual Expenses	\$5,964	\$6,024	\$6,206	\$6,523	\$6,855	\$7,205	\$7,959
Total Annual Cashflow	\$4,236	\$4,380	\$4,835	\$5,667	\$6,603	\$7,654	\$10,155
Cash on Cash ROI	7.37%	7.62%	8.41%	9.86%	11.48%	13.31%	17.66%
Property Value	\$257,040	\$262,181	\$278,228	\$307,187	\$339,159	\$374,459	\$456,463
Equity	\$257,040	\$262,181	\$278,228	\$307,187	\$339,159	\$374,459	\$456,463
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$196,065	\$205,432	\$235,040	\$289,762	\$351,875	\$422,237	\$591,607
Annualized Total Return	341%	114%	38%	20%	14%	11%	8%

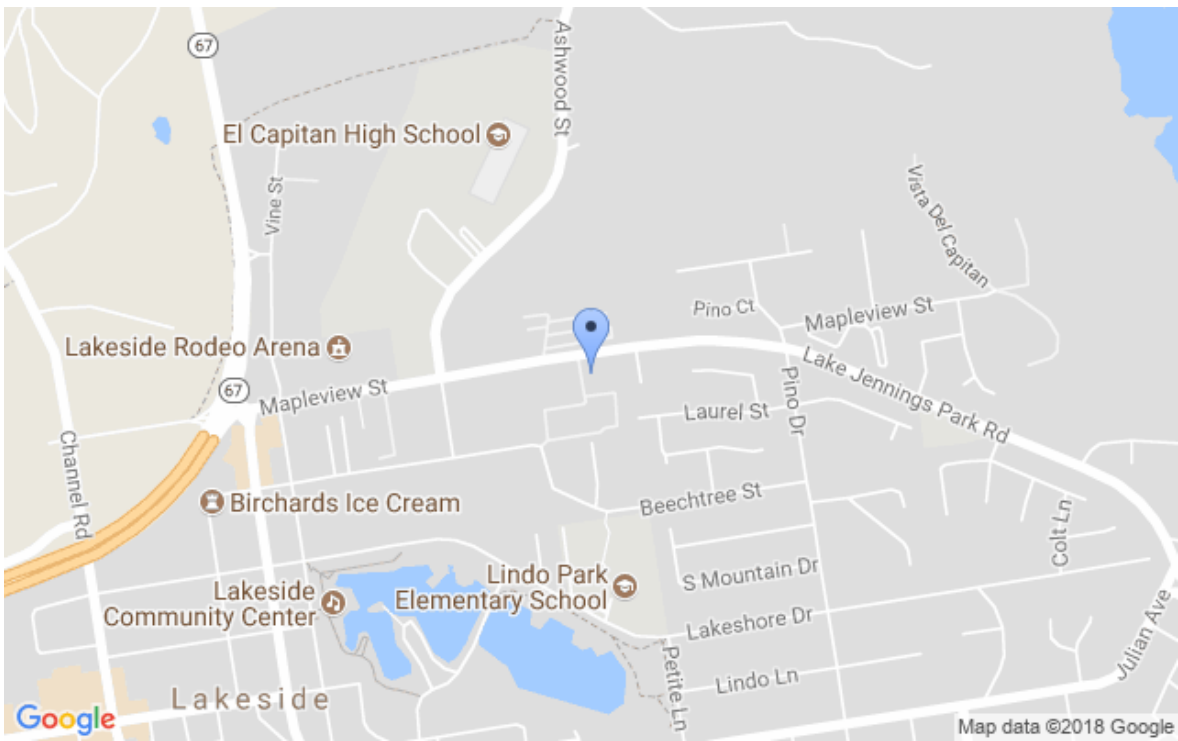
Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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