

# 4017 Jamestown St (Exited)

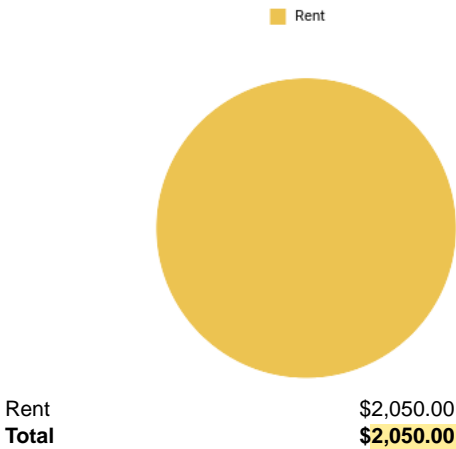
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,050.00	\$1,396.24	\$653.76	12.54%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$12,540.00	\$32,062.50	24.47%	12.54%

## Property Information

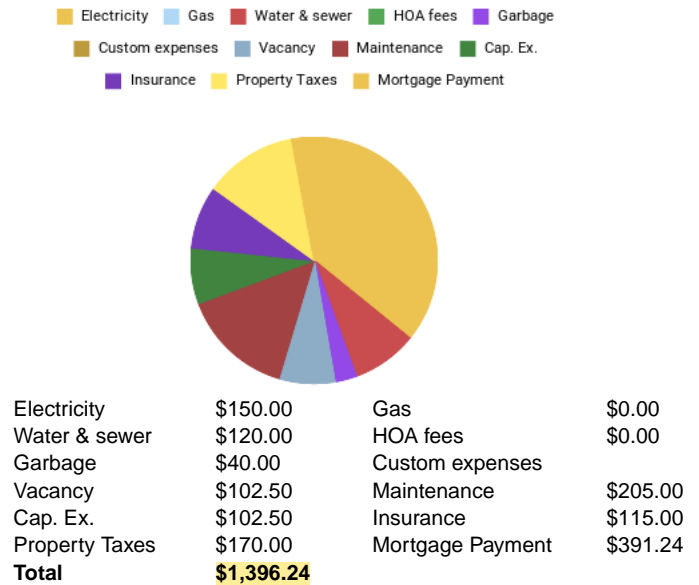
Purchase Price:	\$100,000.00
Purchase Closing Costs:	\$6,125.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$106,125.00</b>
After Repair Value	
Down Payment:	\$25,000.00
Loan Amount:	\$75,000.00
Loan Points:	1.25
Loan Fees:	\$937.50
Amortized Over:	30 years
Loan Interest Rate:	4.750%
<b>Monthly P&amp;I:</b>	<b>\$391.24</b>



## Income



## Expenses



**Exited: Property Sold for \$190,000 1/30/21**

## Financial Projections

Total Initial Equity:	-\$75,000.00		
Gross Rent Multiplier:	4.07		
Income-Expense Ratio (2% Rule):	1.93%		
Typical Cap Rate:	12.54%	Debt Coverage Ratio:	2.67
ARV based on Cap Rate:	\$190,000.00		

## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,050.00
x50% for Expenses:	\$1,025.00
Monthly Payment/Interest Payment:	\$391.24
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$633.76</b>

## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$25,092	\$25,594	\$27,160	\$29,987	\$33,108	\$36,554	\$44,559
Total Annual Expenses	\$16,996	\$17,242	\$18,010	\$19,396	\$20,926	\$22,615	\$26,540
Total Annual Cashflow	\$8,096	\$8,352	\$9,150	\$10,591	\$12,182	\$13,939	\$18,020
Cash on Cash ROI	25.25%	26.05%	28.54%	33.03%	38.00%	43.47%	56.20%
Property Value	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Equity	\$28,157	\$31,411	\$41,784	\$61,358	\$84,289	\$111,280	\$181,136
Loan Balance	\$73,843	\$72,629	\$68,624	\$60,542	\$50,298	\$37,315	\$0
Total Profit if Sold	\$4,191	\$15,796	\$52,812	\$122,403	\$203,000	\$296,104	\$527,127
Annualized Total Return	13%	22%	21%	17%	14%	12%	10%

### Income, Expenses and Cash Flow (in \$)

### Loan Balance, Value and Equity (in \$)

