



# Buy & Hold Analysis

Property Info

Purchase Info

Rental Info

Results

3189 Cheviot Vista Pl, Los Angeles, CA 90034

Edit Report

Discuss in Forums

Start a new report

Other Actions ...

\$5,995,000

PURCHASE PRICE

Purchase Closing Costs\$1,500.00

Estimated Repairs\$20,000.00

Total Project Cost\$6,016,500.00

After Repair Value\$5,995,000.00

\$29,791.00

MONTHLY INCOME

\$109,100.04

NOI

\$45,216.24

MONTHLY EXPENSES

\$202,350.00

TOTAL CASH NEEDED

-\$15,425.24

MONTHLY CASHFLOW

-91.48%

CASH ON CASH ROI

1.82%

PRO FORMA CAP

1.82%

PURCHASE CAP RATE

Expenses

Income

50% Rule

Down Payment\$179,850.00

Loan Amount\$5,815,150.00

Loan Points\$0.00

Amortized Over30 years

Loan Interest Rate3.000%

Monthly P&I\$24,516.91

Total Cash Needed\$202,350.00

Total operating expenses:\$20,699.33

Mortgage expenses:\$24,516.91

Vacancy:\$297.91

Electricity:\$100.00

P&I:\$24,516.91

Repairs:\$11,916.40

Management:\$2,085.02

Property:\$6,300.00

Taxes:

## Financial Info

0.50%

2% RULE

\$179,850.00

TOTAL INITIAL EQUITY

16.77

GROSS RENT MULTIPLIER

0.37

DEBT COVERAGE RATIO

Find a loan

## Analysis Over Time

0% /year

EXPENSE INCREASE

2% /year

INCOME INCREASE

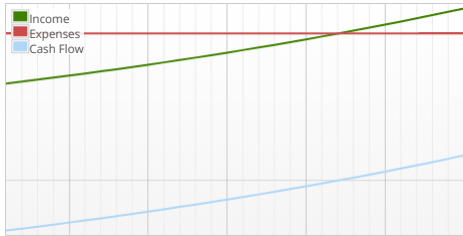
3% /year

PROPERTY VALUE INCREASE

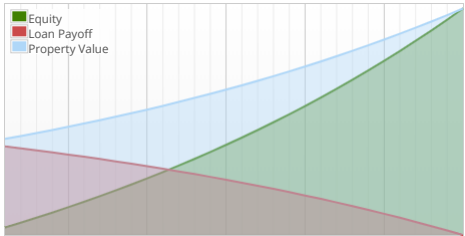
Total Annual Expenses	\$542,594.84	\$542,594.84	\$542,594.84	\$542,594.84	\$542,594.84	\$542,594.84	\$542,594.84
Operating Expenses	\$248,391.96	\$248,391.96	\$248,391.96	\$248,391.96	\$248,391.96	\$248,391.96	\$248,391.96
Mortgage Payment	\$294,202.88	\$294,202.88	\$294,202.88	\$294,202.88	\$294,202.88	\$294,202.88	\$294,202.88
Total Annual Cashflow	-\$185,102.84	-\$177,953.00	-\$155,634.01	-\$115,358.81	-\$70,891.74	-\$21,796.50	\$92,255.43
Cash on Cash <u>ROI</u>	-91.48%	-87.94%	-76.91%	-57.01%	-35.03%	-10.77%	45.59%
Property Value	\$6,174,850.00	\$6,360,095.50	\$6,949,848.08	\$8,056,778.69	\$9,340,014.66	\$10,827,636.85	\$14,551,438.51
Equity	\$481,108.72	\$791,455.71	\$1,779,809.69	\$3,636,112.78	\$5,789,832.39	\$8,288,622.99	\$14,551,438.51
Loan Balance	\$5,693,741.28	\$5,568,639.79	\$5,170,038.39	\$4,420,665.91	\$3,550,182.27	\$2,539,013.87	—
Total Profit if Sold *	-\$91,589.62	\$35,247.00	\$516,392.75	\$1,680,548.64	\$3,350,617.50	\$5,595,662.33	\$12,137,463.82
Annualized Total Return	-45.26%	8.36%	28.85%	24.99%	21.05%	18.27%	14.69%

\* Property value minus net cash expenditures and sales costs

Income, Expenses and Cashflow



Loan Balance, Value and Equity



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.

EXPLORE

Membership  
Community  
Education  
Marketplace  
Tools  
Perks  
iOS App  
Android App

COMPANY

About Us  
Press  
Advertising  
Careers  
Stats  
Contact Us

IMPORTANT

Terms of Use  
Rules  
Privacy  
FAQ

SOCIAL

Facebook  
Twitter  
Google+  
YouTube  
Instagram

