

Buy & Hold Analysis



2168 NW 75th Way, Davie, FL 33024

MLS number: 2343653254.

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\$200,000

PURCHASE PRICE

\$2,200.00

MONTHLY INCOME

\$1,917.88

MONTHLY EXPENSES

\$282.12

MONTHLY CASHFLOW

6.19%

PRO FORMA CAP

\$13,000.00

NOI

\$51,500.00

TOTAL CASH NEEDED

6.57%

CASH ON CASH ROI

6.50%

PURCHASE CAP RATE

Purchase Closing Costs

\$1,500.00

Estimated Repairs

\$10,000.00

Total Project Cost

\$211,500.00

After Repair Value

\$210,000.00

Down Payment

\$40,000.00

Loan Amount

\$160,000.00

Loan Points

\$0.00

Amortized Over

30 years

Loan Interest Rate

4.400%

Monthly P&I

\$801.22

Total Cash Needed

\$51,500.00

Expenses

Income

50% Rule

Total operating expenses:

\$1,116.67

Mortgage expenses:

\$801.22

Vacancy:

\$110.00

CapEx:

\$110.00

HOA:

\$200.00

Management:

\$220.00

Property Taxes:

\$166.67

Repairs:

\$110.00

PMI:

\$100.00

Insurance:

\$100.00

P&I:

\$801.22

Financial Info

1.04%

2% RULE

\$50,000.00

TOTAL INITIAL EQUITY

7.00%

TYPICAL CAP RATE

7.58

GROSS RENT MULTIPLIER

1.35

DEBT COVERAGE RATIO

\$185,714.29

ARV

Find a loan

Analysis Over Time

2% /year

EXPENSE INCREASE

2% /year

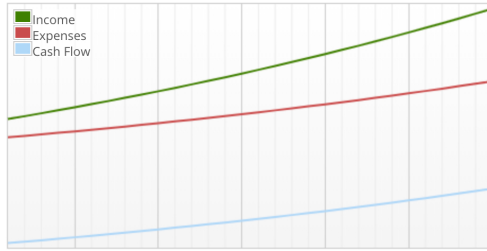
INCOME INCREASE

2% /year

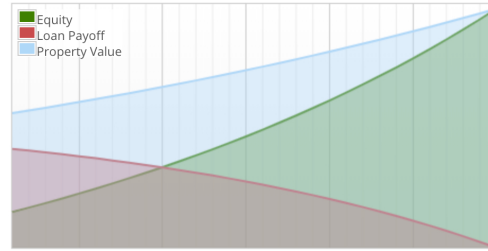
PROPERTY VALUE INCREASE

| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total Annual Income | \$26,400.00 | \$26,928.00 | \$28,576.21 | \$31,550.44 | \$34,834.24 | \$38,459.81 | \$46,882.30 |
| Total Annual Expenses | \$23,014.61 | \$23,282.61 | \$24,119.20 | \$25,628.85 | \$27,295.62 | \$29,135.88 | \$33,410.93 |
| Operating Expenses | \$13,400.00 | \$13,668.00 | \$14,504.59 | \$16,014.24 | \$17,681.02 | \$19,521.27 | \$23,796.32 |
| Mortgage Payment | \$9,614.61 | \$9,614.61 | \$9,614.61 | \$9,614.61 | \$9,614.61 | \$9,614.61 | \$9,614.61 |
| Total Annual Cashflow | \$3,385.39 | \$3,645.39 | \$4,457.01 | \$5,921.59 | \$7,538.61 | \$9,323.94 | \$13,471.37 |
| Cash on Cash <u>ROI</u> | 6.57% | 7.08% | 8.65% | 11.50% | 14.64% | 18.10% | 26.16% |
| Property Value | \$214,200.00 | \$218,484.00 | \$231,856.97 | \$255,988.83 | \$282,632.35 | \$312,048.95 | \$380,385.93 |
| Equity | \$56,827.17 | \$63,856.30 | \$86,226.54 | \$128,256.77 | \$177,194.08 | \$234,379.27 | \$380,385.93 |
| Loan Balance | \$157,372.83 | \$154,627.70 | \$145,630.43 | \$127,732.05 | \$105,438.27 | \$77,669.68 | \$0.00 |
| Total Profit if Sold * | -\$10,565.44 | -\$276.48 | \$33,438.88 | \$99,918.06 | \$180,852.45 | \$278,368.48 | \$533,597.94 |
| Annualized Total Return | -20.52% | -0.27% | 10.52% | 11.39% | 10.57% | 9.73% | 8.44% |

Income, Expenses and Cashflow



Loan Balance, Value and Equity



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