



# 2805 Fairhill Drive

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,000.00	\$355.98	\$651.00	13.24%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$7,812.00	\$45,500.00	17.17%	19.53%

## Property Information

Purchase Price:	\$40,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$4,000.00
<b>Total Cost of Project:</b>	<b>\$45,500.00</b>
After Repair Value	\$59,000.00

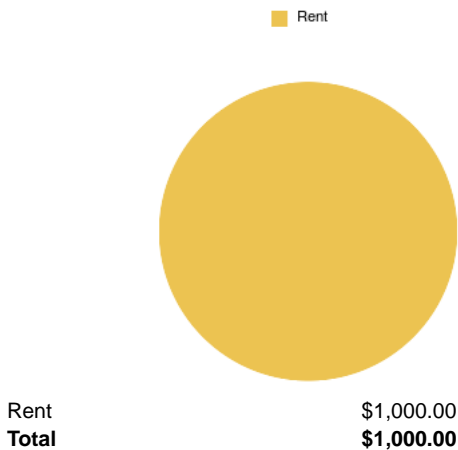
## Property Description

Comfortable 3 bedroom, 1.5 bathrooms in Southwest Jackson. Close to major roads and shopping.

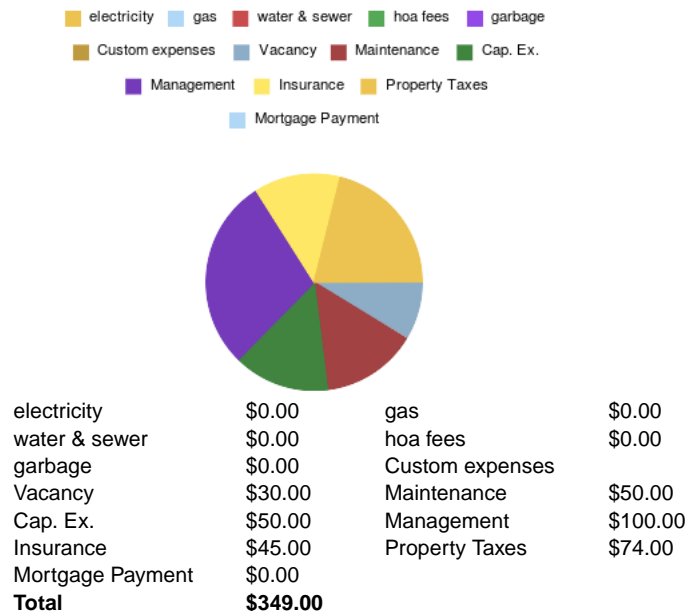


Down Payment:	\$40,000.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	\$0.00
Loan Interest Rate:	-
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

## Income



## Expenses



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:	\$59,000.00		
Gross Rent Multiplier:	3.33		
Income-Expense Ratio (2% Rule):	2.20%		
Typical Cap Rate:	19.53%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$40,000.00		

## 50% Rule Cash Flow Estimates

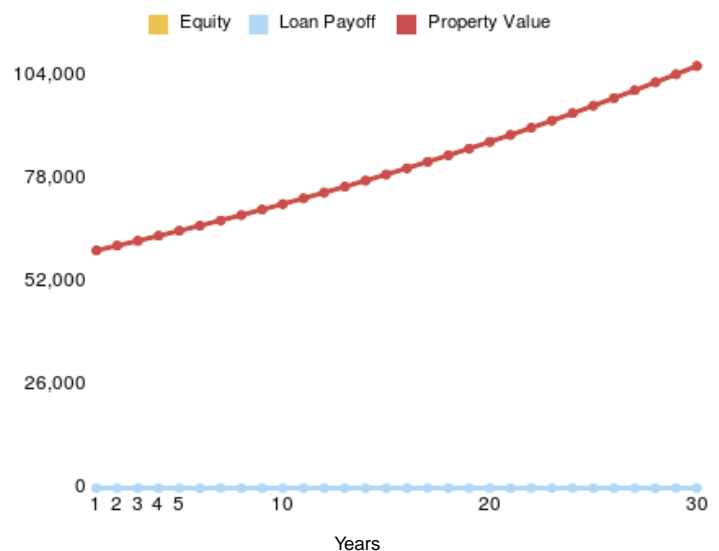
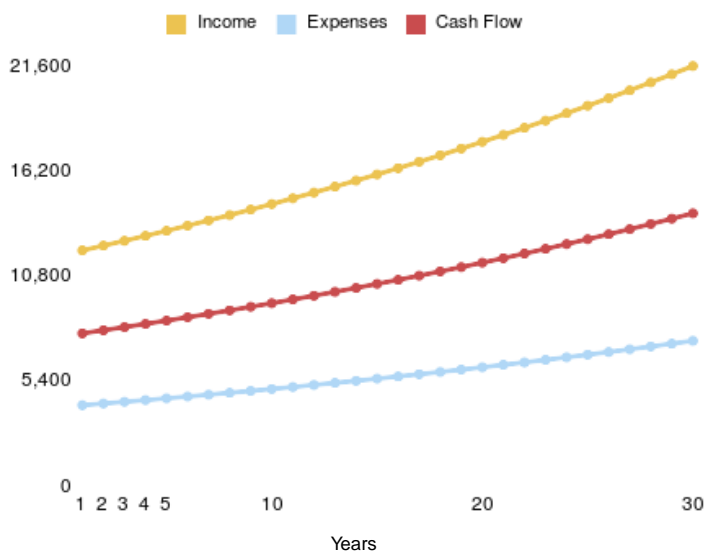
Total Monthly Income:	\$1,000.00
x50% for Expenses:	\$500.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$500.00</b>

## 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	\$12,240	\$12,485	\$13,249	\$14,628	\$16,150	\$17,831	\$21,736
Total Annual Expenses	\$4,272	\$4,357	\$4,624	\$5,105	\$5,636	\$6,223	\$7,586
Total Annual Cashflow	\$7,968	\$8,128	\$8,625	\$9,523	\$10,514	\$11,608	\$14,150
Cash on Cash ROI	17.51%	17.86%	18.96%	20.93%	23.11%	25.51%	31.10%
Property Value	\$60,180	\$61,384	\$65,141	\$71,921	\$79,406	\$87,671	\$106,870
Equity	\$60,180	\$61,384	\$65,141	\$71,921	\$79,406	\$87,671	\$106,870
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$22,648	\$31,979	\$61,108	\$113,671	\$171,704	\$235,778	\$384,627
Annualized Total Return	50%	30%	19%	13%	11%	10%	8%

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

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



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House Size (sq. ft)

1224.0

Year Built

1950



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