![BiggerPockets]

MCKENZIE STREET

532 MCKENZIE STREET, YORK, PA 17401

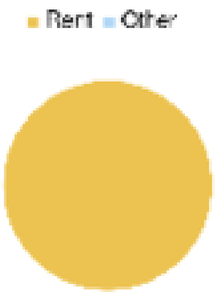
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,050.00	$361 / $519	$689 / $531	13.56%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$9,088.00	$24,000.00	34.5% / Inf%	90.88%

Purchase Price:	$10,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repairs:	$20,000.00
Total Project Cost:	$32,000.00
After Repair Value:	$67,000.00
Estimated Rehab Time:	2 Months
Time to Refinance:	4 Months

Acquisition:	
Down Payment:	$2,000.00
Loan Amount:	$8,160.00
Loan Points/Fees:	$160.00
Amortized Over:	0 years
Loan Interest Rate:	10.00%
Monthly P&I:	$68.00
Total Cash Needed At Purchase:	$24,000.00

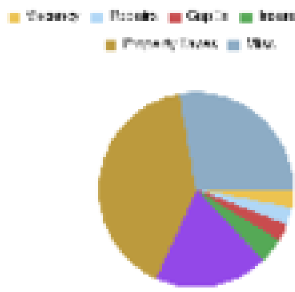
Refinance:	
Loan Amount:	$50,500.00
Loan Fees:	$500.00
Amortized Over:	30 years
Loan Interest Rate:	3.50%
Monthly P&I:	$226.77
Total Cash Invested:	$0.00

Income



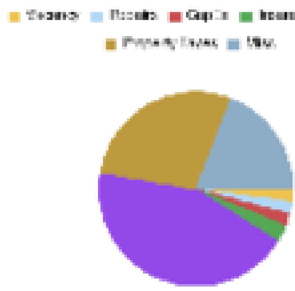
Rent	$1,050.00
Other	$0.00
Total	**$1,050.00**

Pre-Refinance Expenses



Vacancy	$10.50 (1%)
Repairs	$10.50 (1%)
CapEx	$10.50 (1%)
Insurance	$15.00 (1%)
P&I	$68.00 (6%)
Property Taxes	$146.17 (14%)
Misc	$100.00 (10%)
Total	**$360.67 (34%)**

Post-Refinance Expenses



Vacancy	$10.50 (1%)
Repairs	$10.50 (1%)
CapEx	$10.50 (1%)
Insurance	$15.00 (1%)
P&I	$226.77 (22%)
Property Taxes	$146.17 (14%)
Misc	$100.00 (10%)
Total	**$519.43 (49%)**

Financial Projections

Total Initial Equity:	$58,840.00
Gross Rent Multiplier:	0.79
Income-Expense Ratio (2% Rule):	3.28%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	$1,050
x50% for Expenses:	$525
Monthly Payment/Interest Payment:	$68
Total Monthly Cashflow using 50% Rule:	**$457**

50% Rule Cash Flow Estimates Post-Refinance

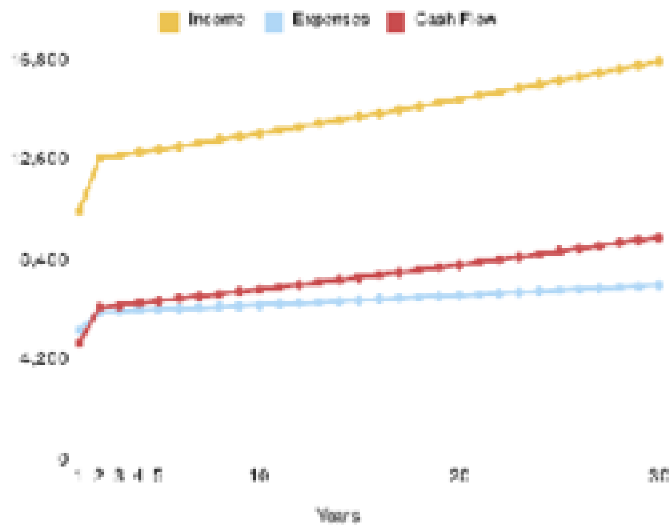
Total Monthly Income:	$1,050
x50% for Expenses:	$525
Monthly Payment/Interest Payment:	$227
Total Monthly Cashflow using 50% Rule:	**$298**

Analysis Over Time

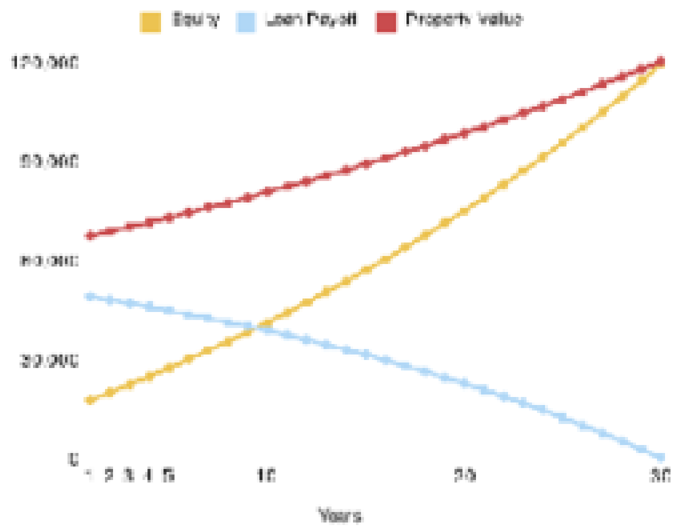
Annual Growth Assumptions	**1%**	**1%**	**2%**
	Expenses	**Income**	**Property Value**

	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	$10,500	$12,726	$12,853	$12,982	$13,780	$15,222	$16,815
Total Annual Expenses	$5,535	$6,268	$6,304	$6,340	$6,562	$6,964	$7,408
Total Annual Cashflow	$4,965	$6,458	$6,549	$6,642	$7,218	$8,258	$9,407
Cash on Cash ROI	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	$68,340	$69,707	$71,101	$72,523	$81,673	$99,558	$121,361
Equity	$18,482	$20,841	$23,263	$25,748	$42,124	$75,991	$120,461
Loan Balance	$49,858	$48,866	$47,838	$46,775	$39,548	$23,567	$900
Total Profit if Sold	$23,447	$32,264	$41,235	$50,363	$108,591	$220,274	$353,548
Annualized Total Return	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	1170
Lot Size (sq. ft)	1515
Year Built	1900
Units	1
Stories	2
Property Type	Single Family
County Appraised Value	29980
Heating	Yes
Roofing	FLAT
Flooring Types	WOOD
Wiring Condition	GOOD
Plumbing Condition	GOOD
Siding Material	BRICK
Other Info	Buy & Hold opportunity