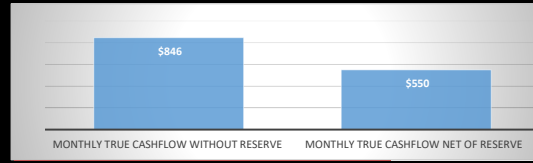


ANALYSIS SUMMARY

Total cash required to get the loan	\$ 16,138
Total cash invested in the deal before renting	\$ 46,138
Monthly true cashflow without reserve	\$ 846
Monthly true cashflow net of reserve	\$ 550
Tax Saving	No Saving
1% Rule ?	1.2%
Cash on Cash Return	14.3%
Return on equity	8%



Cashflow after reserving for vacancy and capital expenditure	\$ 550
Cashflow without reserving for vacancy and capital expenditure	\$ 846

FOLLOW STEPS 1 THROUGH 3

STEP 1: Purchasing

Answer these before getting started	
Which month of the year you are closing?	12
Does mortgage includes rehab cost ?	No
Deal paid with cash?	No
Are you refinancing (BRRRR strategy)	No
What is your 2018 marginal tax rate	25%

Purchase Price	
Purchase Price	\$ 217,000
Rehab Cost included in mortgages	N/A, Do not enter \$ -
Wholesaler Cost or Commission	\$ -
Total Cost	\$ 217,000

Financing	
Down Payment %	Enter % here = 3.75%
Down Payment \$	\$ 8,138
Other Closing/Misc. Cost	\$ 8,000
Reserve Requirement (6 months PITI)	0
Total cash needed to get loan approved	\$ 16,138

Principle and Interest Calculation	
Principle	\$ 208,863
Loan adjustment	\$ 4,500
Adjusted principle	\$ 213,363
Rate	Enter % here (e.g. 4.5) = 3.75
Term of the Loan in year	Enter years here = 30
Months (number of payments)	360
Monthly Principle and Interest	\$ 988

Principle and Interest	\$ 988
Taxes and insurance (comes from Step 2)	\$ 597

Capital Improvements/Repairs (Rehab)	
If improvements/repairs done after purchase	\$ 30,000
Number of month needed for Rehab	2
Did you occupy your space during rehab	Yes

Holding cost while Rehabbing		Cost
Principle and Interest		\$ -
Taxes and Insurance		\$ 1,194
Utilities and other	Enter \$ here, if any	1,000
Builder's Risk Insurance for entire project	Enter \$ here, if any	-
Other holding cost	Enter \$ here, if any	1,000
Total Holding cost while Rehabbing		\$ -

STEP 2: Net Cash Flow Analysis

Rental Income	Monthly	Yearly
Unit 1 Rent	\$ 916	\$ 10,992
Unit 2 Rent	\$ 900	\$ 10,800
Unit 3 Rent	\$ 875	\$ 10,500
Unit 4 Rent	\$ -	\$ -
Other Income	\$ -	\$ -
Adjustment to Income (e.g. One time leasing commission fee)	\$ -	\$ -
Gross Scheduled Income	\$ 2,691	\$ 32,292
Vacancy or Credit Losses	6%	\$ 161 \$ 1,938
Gross Operating Income	\$ 2,530	\$ 30,354

Operating Expense for the entire House paid by landlord Monthly			
Fixed Expenses for entire house	Monthly	Yearly	
Monthly Electricity	\$ -	\$ -	\$ -
Monthly Water & Sewer	\$ -	\$ -	\$ -
Monthly Garbage/Trash	\$ -	\$ -	\$ -
Monthly internet/ cable	\$ -	\$ -	\$ -
Monthly Gas	\$ -	\$ -	\$ -
Monthly HOAs	\$ -	\$ -	\$ -
Monthly PMI	\$ 147	\$ 147	\$ 1,764
Other Monthly Expenses 1	\$ 25	\$ 25	\$ 300
Other Monthly Expenses 2	\$ 100	\$ 100	\$ 1,200
Yearly Insurance	\$ 2,900	\$ 242	\$ 2,900
Yearly Property Taxes	\$ 2,500	\$ 208	\$ 2,500
Other Yearly Expenses 1	\$ -	\$ -	\$ -
Other Yearly Expenses 2	\$ -	\$ -	\$ -
Total	\$ 722	\$ 8,664	

Variable Expenses for entire house			
	%	Monthly	Yearly
Repairs & Maintenance for entire house (%)	5%	\$ 135	\$ 1,615
Lawn/Pest for entire house (%)	0%	\$ -	\$ -
Other variable Cost for entire house (%)	0%	\$ -	\$ -
Total		\$ 135	\$ 1,615

Less mortgage expense	\$ 988	\$ 11,857
Capital Expenditures(%)	5%	\$ 135 \$ 1,615
Total expense for the entire house	\$ 1,979	\$ 23,751

Cashflow after reserving for vacancy and capital expenditure		
Net Cashflow from House hack	\$ 550	\$ 6,604
(After Tax) Net Cashflow from House hack	\$ 293	\$ 3,513

Cashflow without reserving for vacancy and capital expenditure		
Net Cashflow without reserving for vacancy and capital exp	\$ 846	\$ 10,156
(After Tax) Net Cashflow without reserving for vacancy and	\$ 589	\$ 7,065

STEP 3: Net Operating Income and Taxes

House Hack Question	
Type of House Hack	Select here = Quadplex
Other Family House Allocation Information	
Other square feet of rented space	
Allocation by square feet percentage	75%
Total number of room in the house	
Allocation by number of room rented %	75%
duplex, triplex, and Quadplex expense allocation by	75%
Allocation Percentage	75%

Operating Expense for the rented portion			
Fixed Expenses	Prorated Monthly	Yearly	
Monthly Electricity	\$ -	\$ -	\$ -
Monthly Water & Sewer	\$ -	\$ -	\$ -
Monthly Garbage/Trash	\$ -	\$ -	\$ -
Monthly internet/ cable	\$ -	\$ -	\$ -
Monthly Gas	\$ -	\$ -	\$ -
Monthly HOAs	\$ -	\$ -	\$ -
Monthly PMI	\$ 110	\$ 1,323	
Other Monthly Expenses 1	\$ 19	\$ 225	
Other Monthly Expenses 2	\$ 75	\$ 900	
Yearly Insurance	\$ 181	\$ 2,175	
Yearly Property Taxes	\$ 156	\$ 1,875	
Other Yearly Expenses 1	\$ -	\$ -	\$ -
Other Yearly Expenses 2	\$ -	\$ -	\$ -
Total	\$ 542	\$ 6,498	

Variable Expenses			
	Prorated Monthly	Yearly	
Repairs & Maintenance for entire house (%)	\$ 101	\$ 1,211	
Lawn/Pest for entire house (%)	\$ -	\$ -	
Other variable Cost for entire house (%)	\$ -	\$ -	
Total	\$ 101	\$ 1,211	

Taxes/ Tax Saving	
Taxable Income/Loss	Yearly
Net Operating Income	\$ 22,646
Less: Depreciation (Full year)	\$ 3,592
Less: Depreciation Capital Improvements (Full year)	\$ 822
Less: Amortization (Points and other closing cost)	\$ 50
Less: Interest Paid (Second year amount)	\$ 5,816
Income before Taxes	\$ 12,365
Approximate Taxes	\$ 3,091

Tax saving calculation if net tax loss	
Tax loss	No
Total tax saving	Not Applicable

2 Blue highlighted cells are automatically calculated

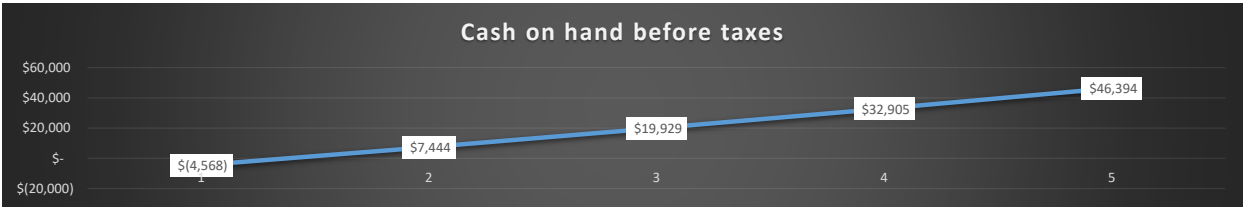
Growth anticipated in Rent	2%
Growth anticipated in expenses	2%
Growth anticipated in ARV	4%
Sales Commission Percentage	6%

[Click here to go back to the analysis](#)

FIVE YEAR PROJOTION					
Income	2018	2019	2020	2021	2022
Potential Gross Rent (Gross Scheduled Income)	\$ 32,292	\$ 32,938	\$ 33,597	\$ 34,269	\$ 34,954
Vacancy or Credit Losses	\$ 1,938	\$ 1,976	\$ 2,016	\$ 2,056	\$ 2,097
Gross Operating Income	\$ 30,354	\$ 30,962	\$ 31,581	\$ 32,213	\$ 32,857
Operating Expense					
Fixed Landlord-Paid Expenses					
Monthly Electricity	\$ -	\$ -	\$ -	\$ -	\$ -
Monthly Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -
Monthly Garbage/Trash	\$ -	\$ -	\$ -	\$ -	\$ -
Monthly internet/ cable	\$ -	\$ -	\$ -	\$ -	\$ -
Monthly Gas	\$ -	\$ -	\$ -	\$ -	\$ -
Monthly HOAs	\$ -	\$ -	\$ -	\$ -	\$ -
Monthly PMI	\$ 1,323	\$ 1,349	\$ 1,376	\$ 1,404	\$ 1,432
Other Monthly Expenses 1	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225
Other Monthly Expenses 2	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900
Yearly Insurance	\$ 2,175	\$ 2,219	\$ 2,263	\$ 2,308	\$ 2,354
Yearly Property Taxes	\$ 1,875	\$ 1,913	\$ 1,951	\$ 1,990	\$ 2,030
Other Yearly Expenses 1	\$ -	\$ -	\$ -	\$ -	\$ -
Other Yearly Expenses 2	\$ -	\$ -	\$ -	\$ -	\$ -
Total Fixed Expense	\$ 6,498	\$ 6,606	\$ 6,715	\$ 6,827	\$ 6,941
Variable Landlord Paid Expenses					
Repairs & Maintenance for entire house (%)	\$ 1,211	\$ 1,235	\$ 1,260	\$ 1,285	\$ 1,311
Lawn/Pest for entire house (%)	\$ -	\$ -	\$ -	\$ -	\$ -
Other variable Cost for entire house (%)	\$ -	\$ -	\$ -	\$ -	\$ -
Total variable Expense	\$ 1,211	\$ 1,235	\$ 1,260	\$ 1,285	\$ 1,311
Total expenses	\$ 7,709	\$ 7,841	\$ 7,975	\$ 8,112	\$ 8,252
Net Operating Income	\$ 22,646	\$ 23,121	\$ 23,606	\$ 24,101	\$ 24,605
Less Mortgage expense	\$ 11,857	\$ 11,857	\$ 11,857	\$ 11,857	\$ 11,857
Capital Expenditures(%)	\$ 1,615	\$ 1,647	\$ 1,680	\$ 1,713	\$ 1,748
Cash Flow before taxes	\$ 9,174	\$ 9,616	\$ 10,069	\$ 10,530	\$ 11,000

TAXABLE GAIN AND TAXES CALCULATION					
Projected Selling Price	\$ 217,000	\$ 225,680	\$ 234,707	\$ 244,095	\$ 253,859
Cost on sale : Commission	\$ 13,020	\$ 13,541	\$ 14,082	\$ 14,646	\$ 15,232
LESS: Net Book Value of property	\$ 242,774	\$ 236,888	\$ 231,002	\$ 225,117	\$ 219,231
Taxable Gain	\$ (38,794)	\$ (24,749)	\$ (10,378)	\$ 4,333	\$ 19,397
Taxes Long-term capital gain taxes	\$ (5,819)	\$ (3,712)	\$ (1,557)	\$ 650	\$ 2,909

CASH ON HAND AFTER SELLNG					
Remaining Mortgage Payoff	\$ 208,548	\$ 204,695	\$ 200,696	\$ 196,544	\$ 192,233
Other expenses related to sale	\$ (4,568)	\$ 7,444	\$ 19,929	\$ 32,905	\$ 46,394
Cash on hand before taxes	\$ (4,568)	\$ 7,444	\$ 19,929	\$ 32,905	\$ 46,394
Cash on hand after taxes	\$ 1,251	\$ 11,156	\$ 21,485	\$ 32,256	\$ 43,485



How to use (Click here for video)

- 1 Yellow highlighted cells are manual input
- 2 Blue highlighted cells are automatically calculated

[Click here to go back to the analysis](#)

DEPRECIABLE BASIS OF PROPERTY

Basis of the property	
Purchase price allocation to building	60%
Purchase price	\$ 217,000
Building value	\$ 130,200
Land value	\$ 86,800

Cost added to the basis of the property (Estimated Amount)	
Abstract fees	
Legal Fees (Title fees)	
Recording fees	
Surveys	
Appraisal done by you (not required by lender)	
Transfer tax	
Title Insurance Binder	
Lender's Title insurance	
Title Search	
Title Settlement Agent fee	
Seller owed back taxes	
Seller owed back interest	
Seller owed mortgages fees	
Seller owed repair or improvements	
Seller owed sales commissions	
Pest inspection fees	
Other Fees	
Other Fees	
Cost added to the basis of the property(Personal Expenses)	
Travel expenses to look at the property	\$ 500
Tax Consultation to look at the property	\$ 300
Other cost that were incurred after you identified the property	\$ 100
Adjusted Depreciable Basis of the Property	\$ 131,100

Cost Deducted in a Year of the Purchase (Estimated Amount)	
Insurance Paid on closing	
Utilities Paid on closing	
Property taxes paid on Closing	
Prepaid Interest paid on closing	
HOA Capital Contribution	
HOA Dues paid on closing	
Home inspection	
Home warranty dee	
Other Cost 3	
Total deductible Cost	\$ -

Cost connected with getting a loan that cannot be deducted in a year of purchase	
Points (Loan origination fee, Loan discount)	\$ 2,000
Total Points	\$ 2,000
Credit Report Fees	
Appraisal fees Required by lender	
Flood determination fee	
Flood monitoring fee	
Tax Monitoring fee	
Tax Status Research fee	+
Other loan Origination fees	
Total Loan origination fees	\$ 2,000
Amortization	
Yearly Term of the loan	\$ 30
Approximate Yearly Amortization	\$ 67

DEPRECIABLE BASIS OF REHAB

Capital improvement Basis	
Rehab done after purchase	\$ 30,000
Les: Repairs (cost that are not capitalizable)	
Total Capital Improvement	\$ 30,000

How to use (click here for video)

1 Yellow highlighted cells are manual input

2 Blue highlighted cells are automatically calculated

DEPRECIATION SCHEDULE

Property Information		Click here to go back to the analysis
Land/building value allocation	\$ 131,100.00	
Select type of property	Residential Property	
Depreciable life	27.5	
Number used to calculate 1st year Dep	14	
First year depreciation total months	10.5	

Year	Net Book Value (Start of Year)	Annual Depreciation	Accumulated Depreciation	Net Book Value (End of Year)
1	131,100.00	4,171.36	4,171.36	126,928.64
2	126,928.64	4,789.76	8,961.12	122,138.88
3	122,138.88	4,789.76	13,750.88	117,349.12
4	117,349.12	4,789.76	18,540.64	112,559.36
5	112,559.36	4,789.76	23,330.40	107,769.60
6	107,769.60	4,789.76	28,120.16	102,979.84
7	102,979.84	4,789.76	32,909.92	98,190.08
8	98,190.08	4,789.76	37,699.68	93,400.32
9	93,400.32	4,789.76	42,489.44	88,610.56
10	88,610.56	4,789.76	47,279.20	83,820.80
11	83,820.80	4,789.76	52,068.96	79,031.04
12	79,031.04	4,789.76	56,858.72	74,241.28
13	74,241.28	4,789.76	61,648.48	69,451.52
14	69,451.52	4,789.76	66,438.24	64,661.76
15	64,661.76	4,789.76	71,228.00	59,872.00
16	59,872.00	4,789.76	76,017.76	55,082.24
17	55,082.24	4,789.76	80,807.52	50,292.48
18	50,292.48	4,789.76	85,597.28	45,502.72
19	45,502.72	4,789.76	90,387.04	40,712.96
20	40,712.96	4,789.76	95,176.80	35,923.20
21	35,923.20	4,789.76	99,966.56	31,133.44
22	31,133.44	4,789.76	104,756.32	26,343.68
23	26,343.68	4,789.76	109,546.08	21,553.92
24	21,553.92	4,789.76	114,335.84	16,764.16
25	16,764.16	4,789.76	119,125.60	11,974.40
26	11,974.40	4,789.76	123,915.36	7,184.64
27	7,184.64	4,789.76	128,705.12	2,394.88
28	2,394.88	2,394.88	131,100.00	-

How to use (click here for video)

1 Yellow highlighted cells are manual input

2 Blue highlighted cells are automatically calculated

IMPROVEMENTS DEPRECIATION SCHEDULE

Property Information		Click here to go back to the analysis
Improvements	\$ 30,000	
Select type of property	Residential Property	
Depreciable life	27.5	
Number used to calculate 1st year Dep	14	
First year depreciation total months	10.5	

Year	Net Book Value (Start of Year)	Annual Depreciation	Accumulated Depreciation	Net Book Value (End of Year)
1	30,000.00	954.55	954.55	29,045.45
2	29,045.45	1,096.05	2,050.60	27,949.40
3	27,949.40	1,096.05	3,146.66	26,853.34
4	26,853.34	1,096.05	4,242.71	25,757.29
5	25,757.29	1,096.05	5,338.77	24,661.23
6	24,661.23	1,096.05	6,434.82	23,565.18
7	23,565.18	1,096.05	7,530.87	22,469.13
8	22,469.13	1,096.05	8,626.93	21,373.07
9	21,373.07	1,096.05	9,722.98	20,277.02
10	20,277.02	1,096.05	10,819.04	19,180.96
11	19,180.96	1,096.05	11,915.09	18,084.91
12	18,084.91	1,096.05	13,011.15	16,988.85
13	16,988.85	1,096.05	14,107.20	15,892.80
14	15,892.80	1,096.05	15,203.26	14,796.74
15	14,796.74	1,096.05	16,299.31	13,700.69
16	13,700.69	1,096.05	17,395.37	12,604.63
17	12,604.63	1,096.05	18,491.42	11,508.58
18	11,508.58	1,096.05	19,587.48	10,412.52
19	10,412.52	1,096.05	20,683.53	9,316.47
20	9,316.47	1,096.05	21,779.59	8,220.41
21	8,220.41	1,096.05	22,875.64	7,124.36
22	7,124.36	1,096.05	23,971.70	6,028.30
23	6,028.30	1,096.05	25,067.75	4,932.25
24	4,932.25	1,096.05	26,163.81	3,836.19
25	3,836.19	1,096.05	27,259.86	2,740.14
26	2,740.14	1,096.05	28,355.92	1,644.08
27	1,644.08	1,096.05	29,451.97	548.03
28	548.03	548.03	30,000.00	-

LOAN SCHEDULE

Loan Information	
Beginning Balance:	\$ 208,863
Loan terms in Years	\$ 30
Term, Months:	360
Interest Rate	3.75
Loan Start Month	12
Loan Start year	2018
Monthly Payment	967

[Click here to go back to the analysis](#)

Number of payments	Months	Principle	Interest	Year End Balance
0				
0				
0				
0				
0				
0				
0				
0				
0				
0				
1	December	314.57	652.70	208,547.93
Total 2018		314.57	652.70	

	Months	Principle	Interest	Year End Balance
2	January	315.56	651.71	208,232.36
3	February	316.54	650.73	207,915.82
4	March	317.53	649.74	207,598.28
5	April	318.53	648.74	207,279.75
6	May	319.52	647.75	206,960.22
7	June	320.52	646.75	206,639.70
8	July	321.52	645.75	206,318.17
9	August	322.53	644.74	205,995.64
10	September	323.53	643.74	205,672.10
11	October	324.54	642.73	205,347.56
12	November	325.56	641.71	205,021.99
13	December	326.58	640.69	204,695.41
Total 2019		3,852.52	7,754.78	

	Months	Principle	Interest	Year End Balance
14	January	327.60	639.67	204,367.80
15	February	328.62	638.65	204,039.18
16	March	329.65	637.62	203,709.52
17	April	330.68	636.59	203,378.84
18	May	331.71	635.56	203,047.12
19	June	332.75	634.52	202,714.37
20	July	333.79	633.48	202,380.57
21	August	334.83	632.44	202,045.74
22	September	335.88	631.39	201,709.85
23	October	336.93	630.34	201,372.92
24	November	337.98	629.29	201,034.93
25	December	339.04	628.23	200,695.89
Total 2020		3,999.52	7,607.78	

	Months	Principle	Interest	Year End Balance
26	January	340.10	627.17	200,355.79
27	February	341.16	626.11	200,014.62
28	March	342.22	625.05	199,672.40
29	April	343.29	623.98	199,329.10
30	May	344.37	622.90	198,984.73
31	June	345.44	621.83	198,639.28
32	July	346.52	620.75	198,292.76
33	August	347.61	619.66	197,945.14
34	September	348.69	618.58	197,596.45
35	October	349.78	617.49	197,246.66
36	November	350.87	616.40	196,895.79
37	December	351.97	615.30	196,543.81
Total 2021		4,152.08	7,455.22	