BiggerPockets®

# 1184 46th Pl SE

| Monthly Income: | Monthly Expenses: | Monthly Cash Flow: | Pro Forma Cap Rate: |
|---|---|---|---|
| $4,350.00 | $4,422.87 | -$72.87 | 5.41% |
| **NOI** | **Total Cash Needed** | **Cash on Cash ROI** | **Purchase Cap Rate** |
| $33,024.00 | $27,450.00 | -3.19% | 5.41% |

## Property Information

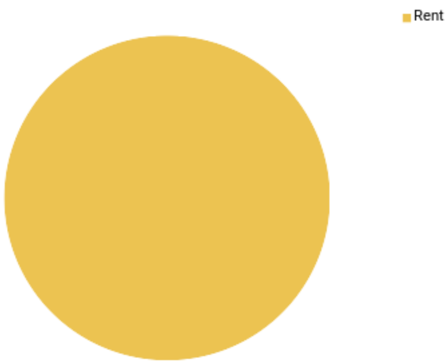
| | |
|---|---|
| Purchase Price: | $610,000.00 |
| Purchase Closing Costs: | $9,150.00 |
| Estimated Repair Costs: | $0.00 |
| **Total Cost of Project:** | **$619,150.00** |
| After Repair Value | |

**Property Description**

Tri-plex, two 3bd/2bth units, one 2bd/1bth unit. Could use new carpet, painted trim, and updated bathrooms at leisure, nothing needed immediately. A fence for each yard portion would be nice as well.

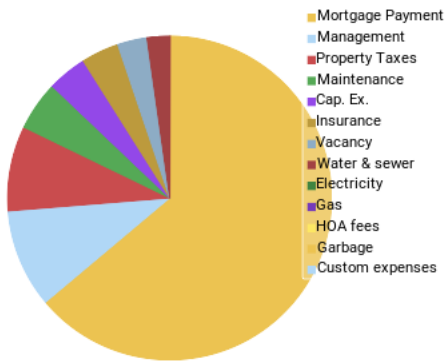
| | |
|---|---|
| Down Payment: | $18,300.00 |
| Loan Amount: | $591,700.00 |
| Loan Points: | - |
| Loan Fees: | $0.00 |
| Amortized Over: | 30 years |
| Loan Interest Rate: | 4.000% |
| **Monthly P&I:** | **$2,824.87** |

## Income




| | |
|---|---|
| Rent | $4,350.00 |
| **Total** | **$4,350.00** |

## Expenses




| | | | |
|---|---|---|---|
| Electricity | $0.00 | Gas | $0.00 |
| Water & sewer | $100.00 | HOA fees | $0.00 |
| Garbage | $0.00 | Custom expenses | |
| Vacancy | $130.50 | Maintenance | $217.50 |
| Cap. Ex. | $174.00 | Management | $435.00 |
| Insurance | $166.00 | Property Taxes | $375.00 |
| Mortgage Payment | $2,824.87 | | |
| **Total** | **$4,422.87** | | |

## Financial Projections

| | | | |
|---|---|---|---|
| Total Initial Equity: | -$591,700.00 | | |
| Gross Rent Multiplier: | 11.69 | | |
| Income-Expense Ratio (2% Rule): | 0.70% | | |
| Typical Cap Rate: | 5.41% | Debt Coverage Ratio: | 0.97 |
| ARV based on Cap Rate: | $610,000.00 | | |

## 50% Rule Cash Flow Estimates

| | |
|---|---|
| Total Monthly Income: | $4,350.00 |
| x50% for Expenses: | $2,175.00 |
| Monthly Payment/Interest Payment: | $2,824.87 |
| **Total Monthly Cash Flow using 50% Rule:** | **-$649.87** |

## Analysis Over Time

| Annual Growth Assumptions | 2% Expenses | 2% Income | 2% Property Value |
|---|---|---|---|

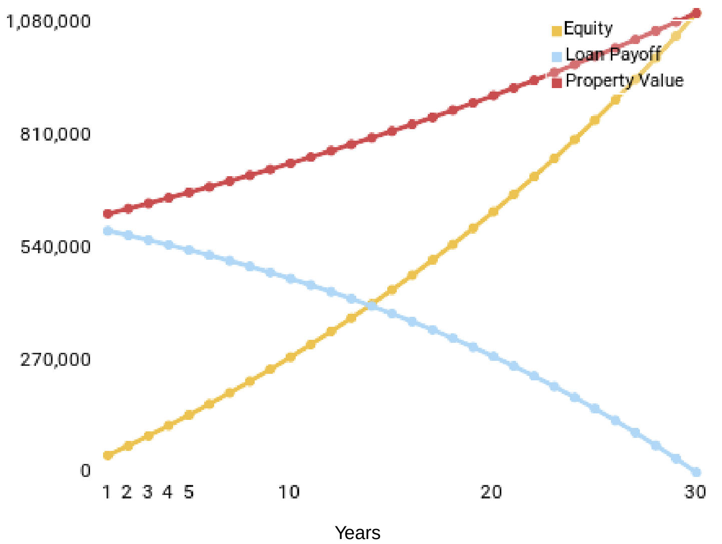
| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|
| Total Annual Income | $53,244 | $54,309 | $57,633 | $63,632 | $70,254 | $77,566 | $94,553 |
| Total Annual Expenses | $53,458 | $53,849 | $55,070 | $57,274 | $59,707 | $62,393 | $68,633 |
| Total Annual Cashflow | -$214 | $460 | $2,563 | $6,358 | $10,548 | $15,174 | $25,920 |
| Cash on Cash ROI | -0.78% | 1.67% | 9.34% | 23.16% | 38.42% | 55.28% | 94.43% |
| Property Value | $622,200 | $634,644 | $673,489 | $743,587 | $820,980 | $906,428 | $1,104,931 |
| Equity | $40,920 | $64,209 | $138,311 | $277,422 | $439,080 | $627,415 | $1,104,931 |
| Loan Balance | $581,280 | $570,435 | $535,178 | $466,165 | $381,900 | $279,013 | $0 |
| Total Profit if Sold | $13,256 | $37,004 | $116,665 | $279,824 | $485,674 | $740,442 | $1,427,043 |
| Compound Annual Growth Rate | 48% | 53% | 39% | 27% | 22% | 18% | 14% |

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

No Data

Years

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



| | |
|---|---|
| **House Size (sq. ft)** | 3408.0 |
| **Year Built** | 1978 |