

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

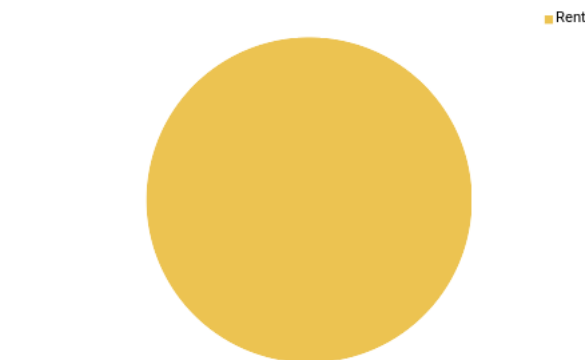
Purchase Price:	\$610,000.00
Purchase Closing Costs:	\$9,150.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$619,150.00
After Repair Value	

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.

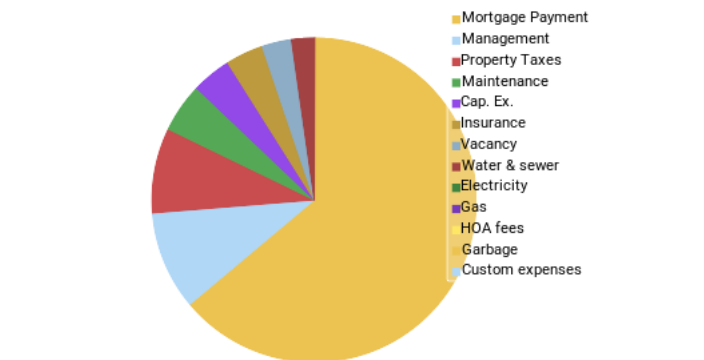
Down Payment:	\$18,300.00
Loan Amount:	\$591,700.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$2,824.87

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	\$0.00
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

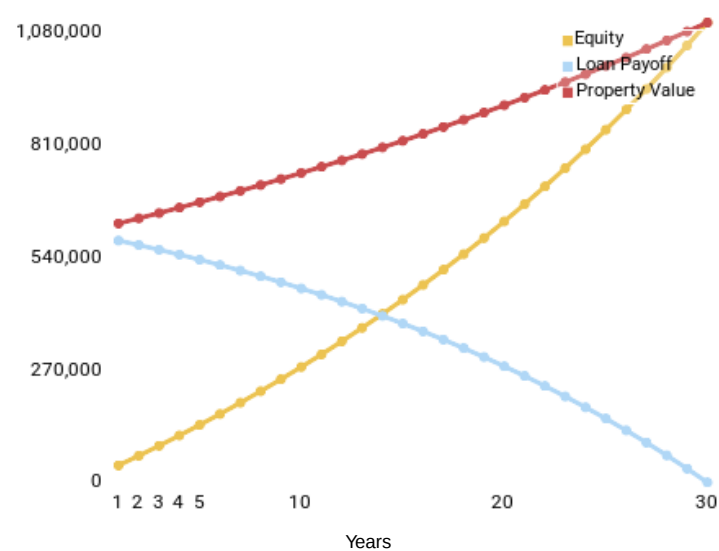
Analysis Over Time

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 \$)

Loan Balance, Value and Equity (in \$)

No Data



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House Size (sq. ft)

3408.0

Year Built

1978

