

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,795.00	\$2,697.52	\$1,097.48	7.28%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$30,562.80	\$101,000.00	13.04%	8.49%

Property Information

MLS Number: 1285578

Purchase Price:	\$360,000.00
Purchase Closing Costs:	\$11,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$371,000.00
After Repair Value	\$420,000.00



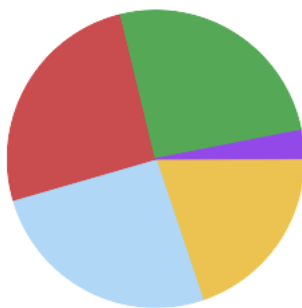
Property Description

Cash-flowing fourplex in Tacoma! This charming renovated craftsman is quintessential PNW. Raise rents to market value and see a 8.5% cap rate, or keep as-is and enjoy the low maintenance tenants. Make the laundry room coin-op and rent the 3-car garage for additional income. Zoned mixed use. 3500 credit for exterior.

Down Payment:	\$90,000.00
Loan Amount:	\$270,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$1,449.42

Income

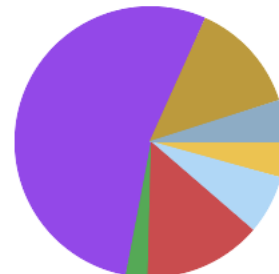
4 3 2 1 Other



4	\$750.00	3	\$975.00
2	\$975.00	1	\$975.00
Other	\$120.00		
Total	\$3,795.00		

Expenses

Vacancy Repairs CapEx Insurance P&I
Property Taxes Misc



Vacancy	\$113.85 (3%)	Repairs	\$189.75 (5%)
CapEx	\$379.50 (10%)	Insurance	\$70.00 (2%)
P&I	\$1,449.42 (38%)	Property Taxes	\$360.00 (9%)
Misc	\$135.00 (4%)		
Total	\$2,697.52 (71%)		

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:	\$150,000.00
Gross Rent Multiplier:	7.91
Income-Expense Ratio (2% Rule):	1.02%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

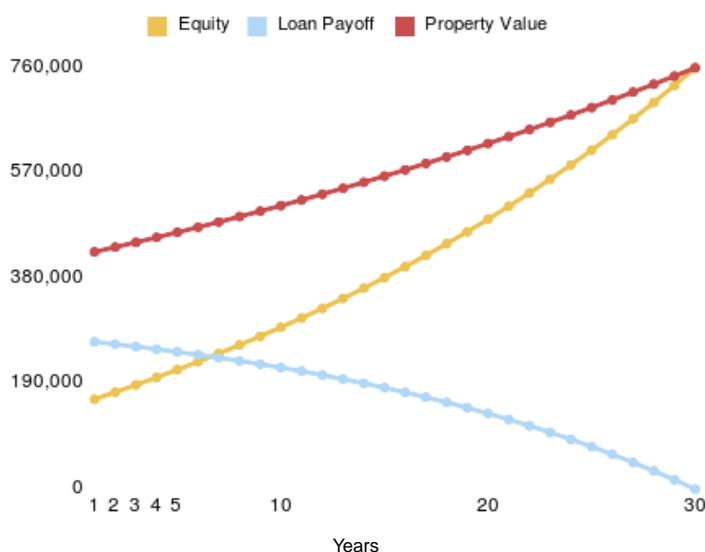
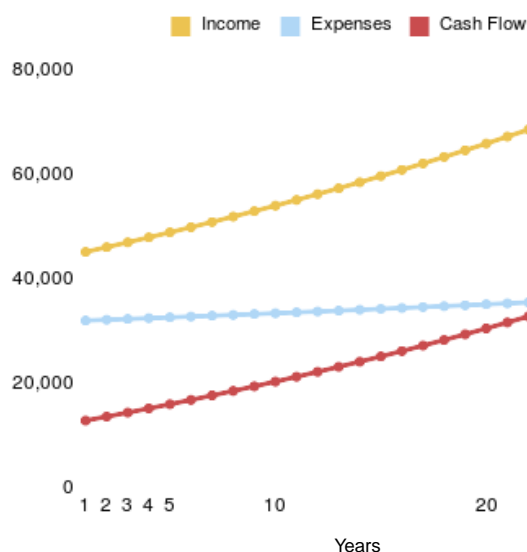
Total Monthly Income:	\$3,795.00
x50% for Expenses:	\$1,897.50
Monthly Payment/Interest Payment:	\$1,449.42
Total Monthly Cashflow using 50% Rule:	\$448.08

Analysis Over Time

Annual Growth Assumptions	1% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$45,540	\$46,451	\$49,294	\$54,425	\$60,089	\$66,343	\$80,872
Total Annual Expenses	\$32,370	\$32,520	\$32,978	\$33,773	\$34,609	\$35,487	\$37,380
Total Annual Cashflow	\$13,170	\$13,931	\$16,316	\$20,651	\$25,480	\$30,856	\$43,492
Cash on Cash ROI	13.04%	13.79%	16.15%	20.45%	25.23%	30.55%	43.06%
Property Value	\$428,400	\$436,968	\$463,714	\$511,978	\$565,265	\$624,098	\$760,772
Equity	\$162,383	\$175,139	\$215,776	\$292,354	\$381,978	\$487,445	\$760,772
Loan Balance	\$266,017	\$261,829	\$247,938	\$219,624	\$183,287	\$136,653	\$0
Total Profit if Sold	\$35,997	\$61,912	\$146,670	\$313,302	\$515,665	\$759,135	\$1,396,002
Annualized Total Return	36%	27%	20%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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