

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$1,904.00	\$196.00	2.49%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,712.00	\$30,000.00	7.84%	2.74%

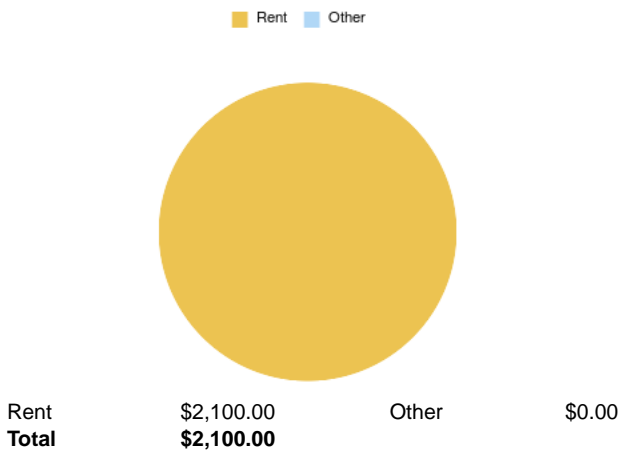
Property Information

MLS Number: B1181706

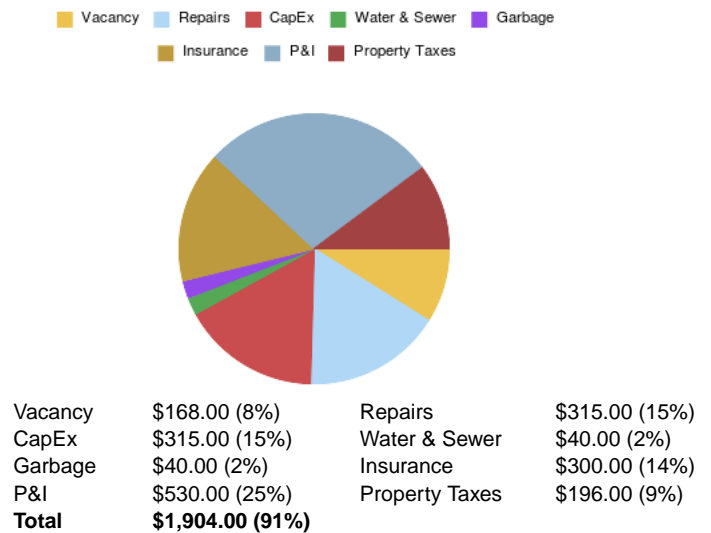
Purchase Price:	\$318,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$30,000.00
Total Cost of Project:	\$348,000.00
After Repair Value	\$350,000.00

Down Payment:	\$0.00
Loan Amount:	\$318,000.00
Loan Points:	\$0.00
Loan Fees:	
Loan Interest Rate:	2.000%
Monthly P&I:	\$530.00

Income



Expenses



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:	\$32,000.00
Gross Rent Multiplier:	12.62
Income-Expense Ratio (2% Rule):	0.60%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

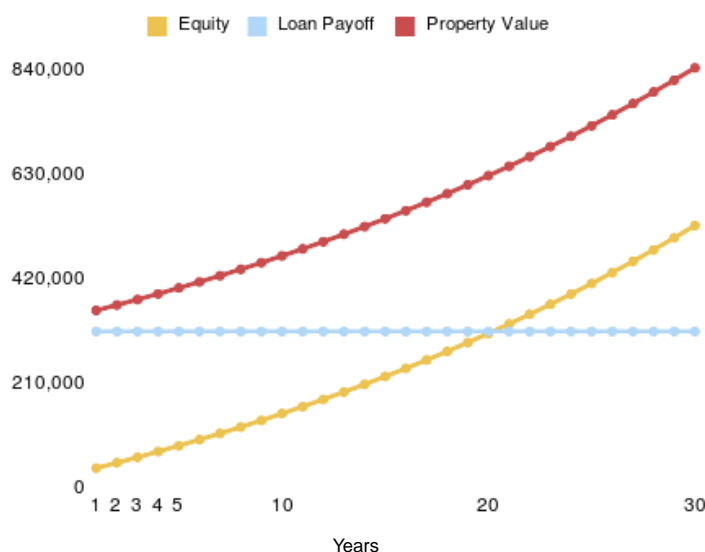
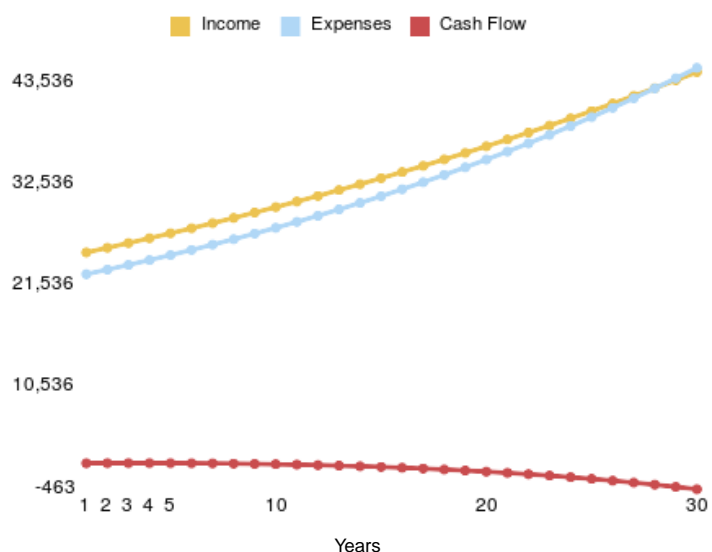
Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$530.00
Total Monthly Cashflow using 50% Rule:	\$520.00

Analysis Over Time

Annual Growth Assumptions	3% Expenses		2% Income		3% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$25,200	\$25,704	\$27,277	\$30,116	\$33,251	\$36,712	\$44,751
Total Annual Expenses	\$22,848	\$23,343	\$24,917	\$27,873	\$31,300	\$35,272	\$45,215
Total Annual Cashflow	\$2,352	\$2,361	\$2,360	\$2,243	\$1,951	\$1,440	-\$464
Cash on Cash ROI	7.84%	7.87%	7.87%	7.48%	6.50%	4.80%	-1.55%
Property Value	\$360,500	\$371,315	\$405,746	\$470,371	\$545,289	\$632,139	\$849,542
Equity	\$42,500	\$53,315	\$87,746	\$152,371	\$227,289	\$314,139	\$531,542
Loan Balance	\$318,000	\$318,000	\$318,000	\$318,000	\$318,000	\$318,000	\$318,000
Total Profit if Sold	-\$17,593	-\$5,390	\$33,034	\$103,354	\$181,948	\$269,301	\$472,175
Annualized Total Return	-59%	-9%	16%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	3506
Year Built	1890
Units	4
Stories	2
Property Type	Small Multifamily (2-4 Units)
County Appraised Value	83000
Construction	Stone
Roofing	Asphalt
Flooring Types	Hardwood-Some, Laminate-Some, Vinyl-Some, Wall To Wall Carpet-Some
Wiring Condition	Needs Replacement
Plumbing Condition	Old
Siding Material	Composite

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