

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$4,000.00	\$3,006.63	\$993.37	7.07%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$29,700.00	\$97,000.00	12.29%	8.61%

## Property Information

Purchase Price:	\$345,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$25,000.00
<b>Total Cost of Project:</b>	<b>\$373,000.00</b>
After Repair Value	\$420,000.00

## Property Description

Excellent opportunity for an investment property! 4 units receiving \$44,700 annual rent income for the price of \$379,500! Total utility cost to the owner for the past 12 months: Water-\$1,395.78; electric - \$551.18; Gas-\$1165.91; 12 months utility bills available upon request; Lots of upgrades: 4 water heaters 2019, 2015, 2016 & 2017; boiler 2010; w



Down Payment:	\$69,000.00
Loan Amount:	\$276,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
<b>Monthly P&amp;I:</b>	<b>\$1,481.63</b>

## Income

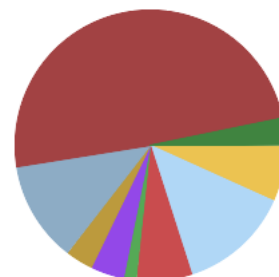
Legend: D (Yellow), C (Light Blue), B (Red), A (Green), Other (Purple)



D	\$1,000.00	C	\$1,000.00
B	\$1,000.00	A	\$1,000.00
Other	\$0.00		
<b>Total</b>	<b>\$4,000.00</b>		

## Expenses

Legend: Vacancy (Yellow), Repairs (Light Blue), CapEx (Red), Electricity (Green), Water & Sewer (Purple), Insurance (Dark Yellow), Management (Light Blue), P&I (Dark Red), Gas (Dark Green)



Vacancy	\$200.00 (5%)	Repairs	\$400.00 (10%)
CapEx	\$200.00 (5%)	Electricity	\$45.00 (1%)
Water & Sewer	\$120.00 (3%)	Insurance	\$100.00 (3%)
Management	\$360.00 (9%)	P&I	\$1,481.63 (37%)
Gas	\$100.00 (3%)		
<b>Total</b>	<b>\$3,006.63 (75%)</b>		

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:	\$144,000.00
Gross Rent Multiplier:	7.19
Income-Expense Ratio (2% Rule):	1.07%
ARV based on Cap Rate:	-

## 50% Rule Cash Flow Estimates

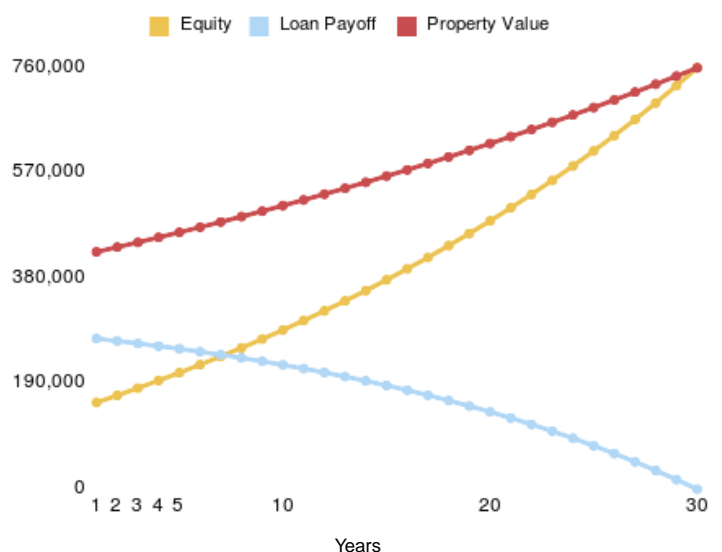
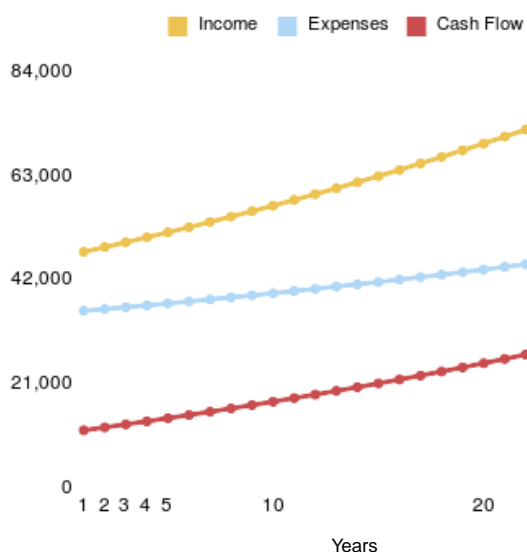
Total Monthly Income:	\$4,000.00
x50% for Expenses:	\$2,000.00
Monthly Payment/Interest Payment:	\$1,481.63
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$518.37</b>

## 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	\$48,000	\$48,960	\$51,957	\$57,364	\$63,335	\$69,927	\$85,241
Total Annual Expenses	\$36,080	\$36,446	\$37,588	\$39,650	\$41,926	\$44,439	\$50,277
Total Annual Cashflow	\$11,920	\$12,514	\$14,369	\$17,715	\$21,409	\$25,488	\$34,963
Cash on Cash ROI	12.29%	12.90%	14.81%	18.26%	22.07%	26.28%	36.04%
Property Value	\$428,400	\$436,968	\$463,714	\$511,978	\$565,265	\$624,098	\$760,772
Equity	\$156,472	\$169,320	\$210,267	\$287,474	\$377,905	\$484,408	\$760,772
Loan Balance	\$271,928	\$267,648	\$253,447	\$224,504	\$187,360	\$139,690	\$0
Total Profit if Sold	\$32,836	\$57,428	\$137,195	\$291,807	\$476,953	\$697,280	\$1,266,788
Annualized Total Return	34%	26%	19%	15%	13%	11%	9%

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

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



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