

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$3,000.00	\$2,340.70	\$659.30	6.25%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$24,980.00	\$88,180.00	8.97%	7.12%

## Property Information

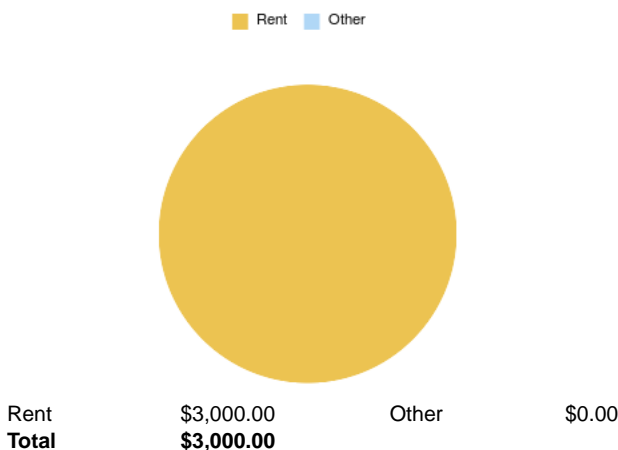
Purchase Price:	\$350,900.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$10,000.00
<b>Total Cost of Project:</b>	<b>\$368,900.00</b>
After Repair Value	\$399,900.00

## Property Description

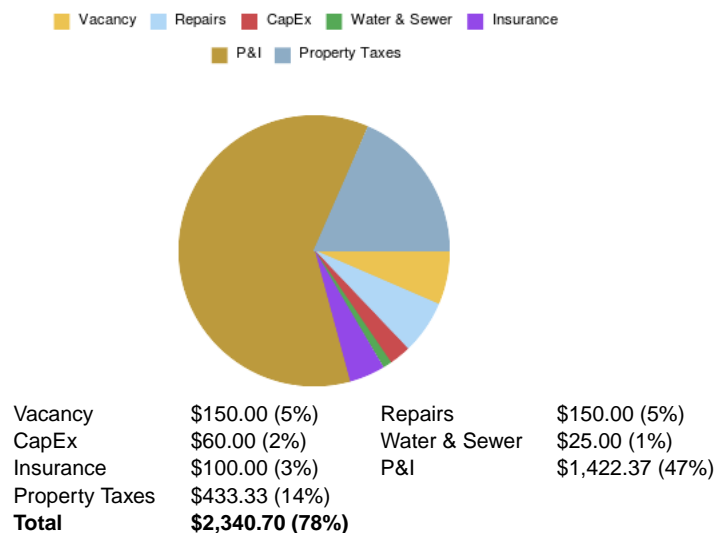
Great opportunity to own this great two family which has been in the current family for 53 Years. This immaculate two family features a first floor with 2 bedrooms, den, eat in kitchen and living room and second floor has living room, kitchen and two bedrooms. There is off street parking and a great back yard to enjoy family gatherings and cookouts

Down Payment:	\$70,180.00
Loan Amount:	\$280,720.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.500%
<b>Monthly P&amp;I:</b>	<b>\$1,422.37</b>

## 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:	\$119,180.00		
Gross Rent Multiplier:	9.75		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	4.50%	Debt Coverage Ratio:	1.46
ARV based on Cap Rate:	\$555,111.11		

## 50% Rule Cash Flow Estimates

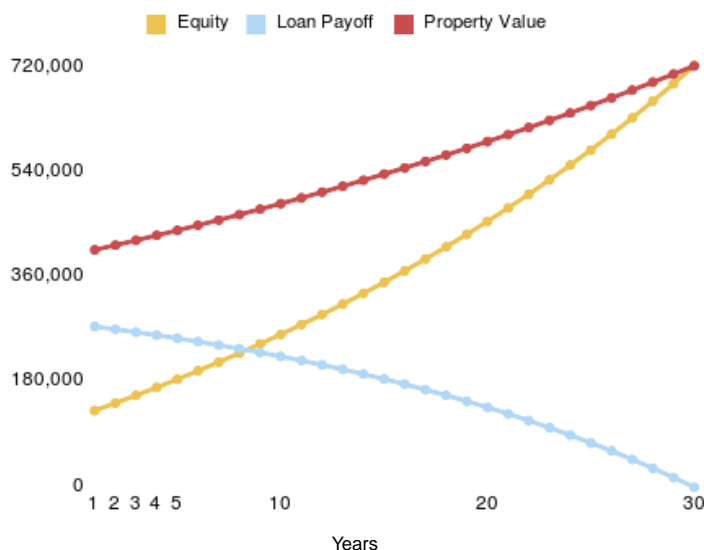
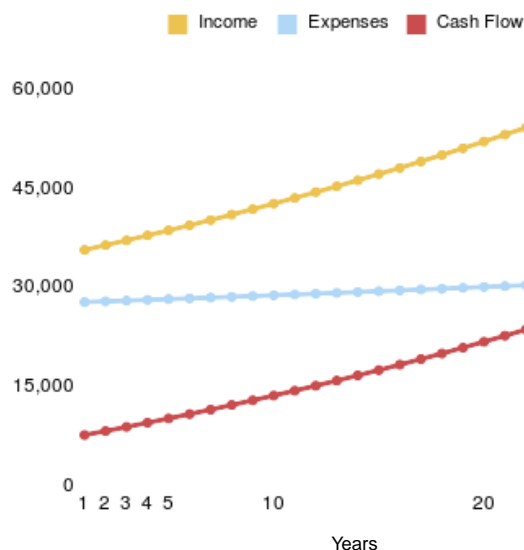
Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,422.37
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$77.63</b>

## 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	\$36,000	\$36,720	\$38,968	\$43,023	\$47,501	\$52,445	\$63,930
Total Annual Expenses	\$28,088	\$28,199	\$28,536	\$29,121	\$29,736	\$30,382	\$31,775
Total Annual Cashflow	\$7,912	\$8,521	\$10,432	\$13,903	\$17,766	\$22,063	\$32,156
Cash on Cash ROI	8.97%	9.66%	11.83%	15.77%	20.15%	25.02%	36.47%
Property Value	\$407,898	\$416,056	\$441,522	\$487,476	\$538,213	\$594,230	\$724,363
Equity	\$131,707	\$144,601	\$185,623	\$262,649	\$352,281	\$456,987	\$724,363
Loan Balance	\$276,191	\$271,455	\$255,899	\$224,827	\$185,932	\$137,243	\$0
Total Profit if Sold	\$31,043	\$52,051	\$121,158	\$258,307	\$426,339	\$629,783	\$1,165,035
Annualized Total Return	35%	26%	19%	15%	12%	11%	9%

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

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



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