

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,200.00	\$2,511.47	-\$311.47	3.82%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$15,222.00	\$80,220.00	-4.66%	4.02%

**Property Information**

Purchase Price:	\$378,600.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$1,000.00
<b>Total Cost of Project:</b>	<b>\$383,100.00</b>
After Repair Value	\$399,000.00



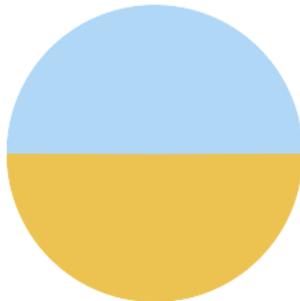
**Property Description**

Great opportunity to own a well- maintained duplex in the sought-after Old Northwood Historical District of West Palm Beach! Walking distance from the Inter-Coastal. Live on one side and rent out the other side to help pay your mortgage. 2/1 on each side. New ac units on both sides, new carpet in south unit, huge lot, fenced in yard.

Down Payment:	\$75,720.00
Loan Amount:	\$302,880.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.750%
<b>Monthly P&amp;I:</b>	<b>\$1,579.97</b>

**Income**

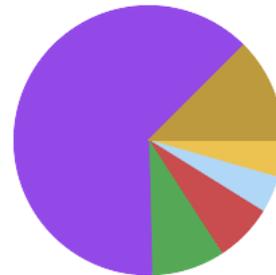
■ B ■ A ■ Other



B	\$1,100.00	A	\$1,100.00
Other	\$0.00		
<b>Total</b>	<b>\$2,200.00</b>		

**Expenses**

■ Vacancy ■ Repairs ■ CapEx ■ Management ■ P&I  
■ Property Taxes



Vacancy	\$110.00 (5%)	Repairs	\$110.00 (5%)
CapEx	\$176.00 (8%)	Management	\$220.00 (10%)
P&I	\$1,579.97 (72%)	Property Taxes	\$315.50 (14%)
<b>Total</b>	<b>\$2,511.47 (114%)</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:	\$96,120.00
Gross Rent Multiplier:	14.34
Income-Expense Ratio (2% Rule):	0.57%
ARV based on Cap Rate:	-

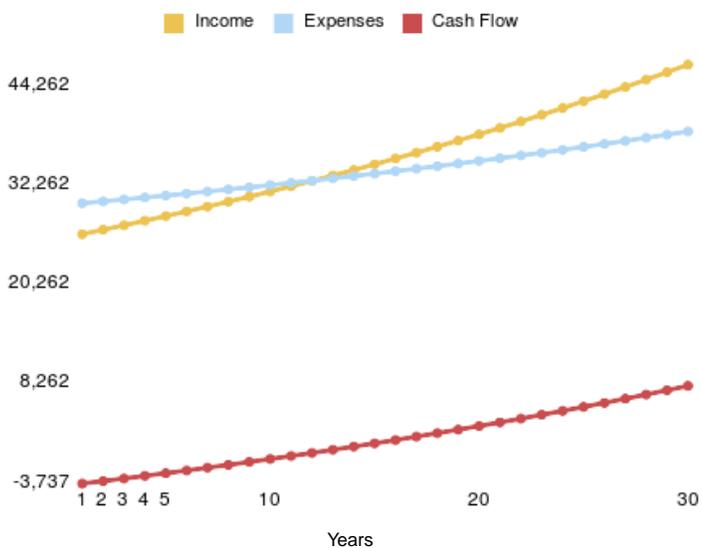
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,200.00
x50% for Expenses:	\$1,100.00
Monthly Payment/Interest Payment:	\$1,579.97
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>-\$479.97</b>

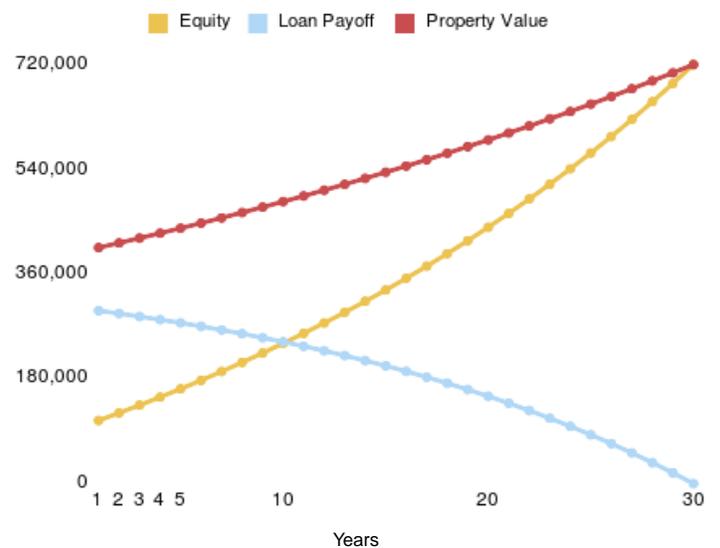
## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$26,400	\$26,928	\$28,576	\$31,550	\$34,834	\$38,460	\$46,882
Total Annual Expenses	\$30,138	\$30,361	\$31,059	\$32,318	\$33,709	\$35,244	\$38,810
Total Annual Cashflow	-\$3,738	-\$3,433	-\$2,483	-\$768	\$1,126	\$3,216	\$8,072
Cash on Cash ROI	-4.66%	-4.28%	-3.09%	-0.96%	1.40%	4.01%	10.06%
Property Value	\$406,980	\$415,120	\$440,528	\$486,379	\$537,001	\$592,893	\$722,733
Equity	\$108,774	\$121,814	\$163,398	\$241,887	\$333,877	\$442,202	\$722,733
Loan Balance	\$298,206	\$293,306	\$277,130	\$244,492	\$203,124	\$150,691	\$0
Total Profit if Sold	\$16,676	\$26,121	\$58,786	\$129,020	\$221,764	\$340,787	\$676,798
Annualized Total Return	21%	15%	12%	10%	9%	9%	8%

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



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



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<b>House Size (sq. ft)</b>	1774
<b>Lot Size (sq. ft)</b>	7150
<b>Year Built</b>	1972
<b>Units</b>	2
<b>Stories</b>	1
<b>Property Type</b>	Small Multifamily (2-4 Units)
<b>Heating</b>	Yes
<b>Cooling</b>	1
<b>Construction</b>	CBS
<b>Roofing</b>	Comp Shingle
<b>Flooring Types</b>	Carpet, Linoleum, Tile
<b>Other Info</b>	The owner is also selling the property right next door. You can buy this property on its own or buy both properties to own a total of 4 RENTAL UNITS PLUS A MAIN HOUSE... an Investor's Dream! Close to restaurants, shopping, and parks that overlook the water! MAJOR PROJECTS in the works for Northwood Village! A MUST SEE!!!

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