



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$18,500.00	\$12,697.51	\$5,802.49	8.45%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$152,187.00	\$378,900.00	18.38%	8.45%

Property Information

Purchase Price:	\$1,800,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$1,000.00
Total Cost of Project:	\$1,804,500.00
After Repair Value	\$1,800,000.00



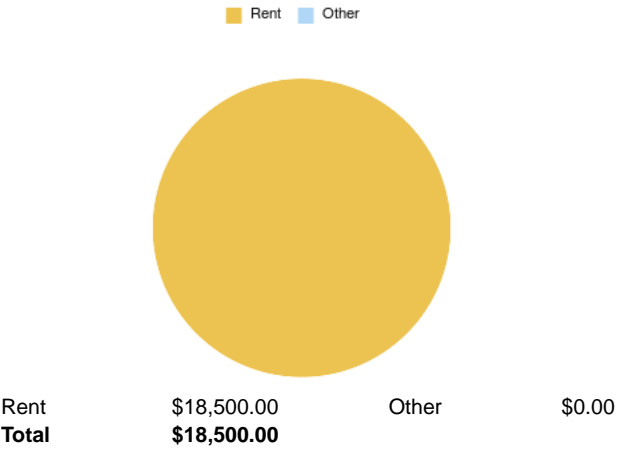
Property Description

Introducing our completely renovated 5 unit complex featuring one 3/2, one 2/2, one 2/1 and an additional two 2/1. Located on a beautiful 14, 000 sq ft lot in Historical Old Northwood, we have restored to full grandeur. New Roof, AC, plumbing, electrical, gas hot water heaters, new custom kitchen cabinets, quartz counters and wood flooring.

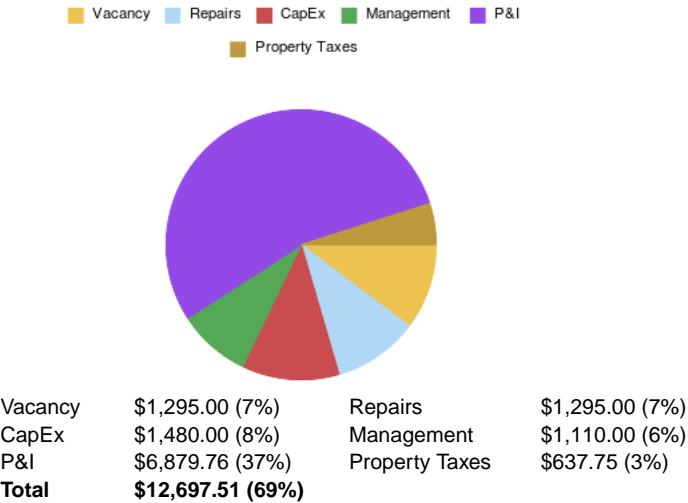
Down Payment:	\$360,000.00
Loan Amount:	\$1,440,000.00
Loan Points:	\$14,400.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.006%
Monthly P&I:	\$6,879.76

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.

Income



Expenses



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Financial Projections

Total Initial Equity:	\$360,000.00
Gross Rent Multiplier:	8.11
Income-Expense Ratio (2% Rule):	1.03%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

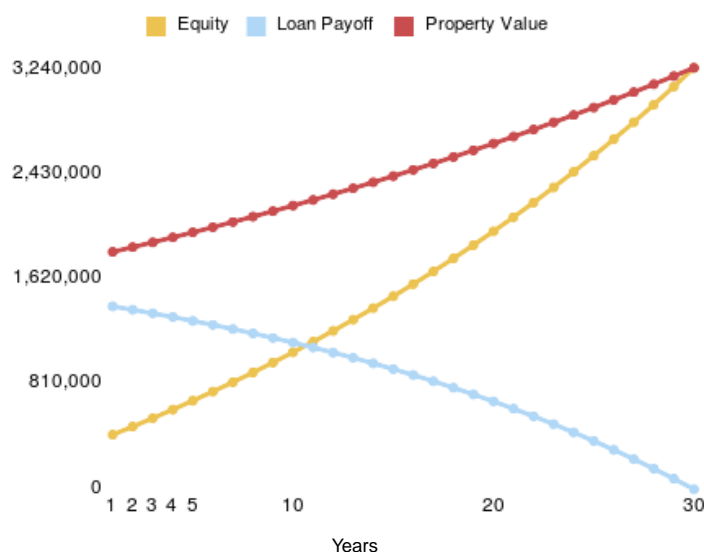
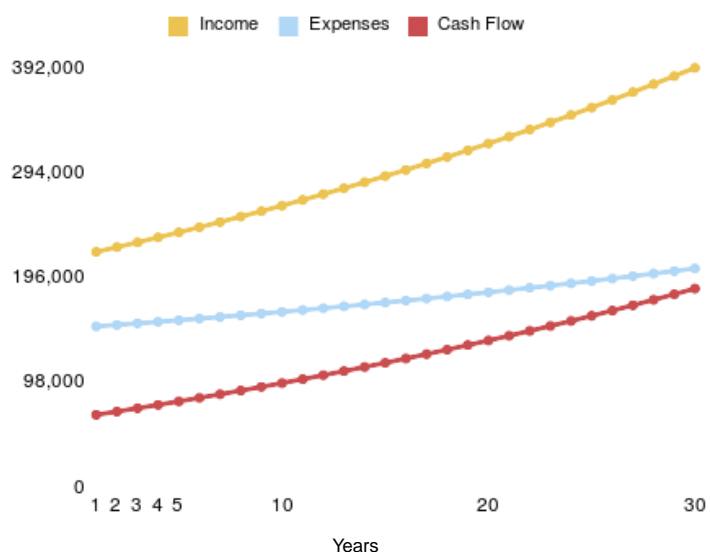
Total Monthly Income:	\$18,500.00
x50% for Expenses:	\$9,250.00
Monthly Payment/Interest Payment:	\$6,879.76
Total Monthly Cashflow using 50% Rule:	\$2,370.24

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	\$222,000	\$226,440	\$240,300	\$265,311	\$292,924	\$323,412	\$394,238
Total Annual Expenses	\$152,370	\$153,766	\$158,125	\$165,990	\$174,674	\$184,262	\$206,534
Total Annual Cashflow	\$69,630	\$72,674	\$82,175	\$99,320	\$118,250	\$139,151	\$187,703
Cash on Cash ROI	18.38%	19.18%	21.69%	26.21%	31.21%	36.72%	49.54%
Property Value	\$1,836,000	\$1,872,720	\$1,987,345	\$2,194,190	\$2,422,563	\$2,674,705	\$3,260,451
Equity	\$421,333	\$484,419	\$684,775	\$1,059,471	\$1,492,851	\$1,995,381	\$3,260,451
Loan Balance	\$1,414,667	\$1,388,301	\$1,302,570	\$1,134,719	\$929,712	\$679,324	\$0
Total Profit if Sold	\$75,342	\$210,368	\$645,330	\$1,477,521	\$2,458,976	\$3,609,588	\$6,513,562
Annualized Total Return	20%	25%	22%	17%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

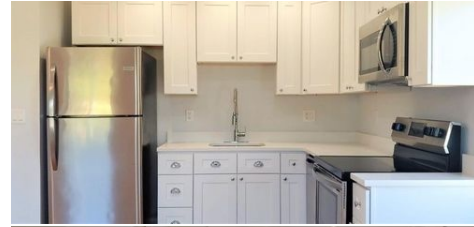
Loan Balance, Value and Equity (in \$)



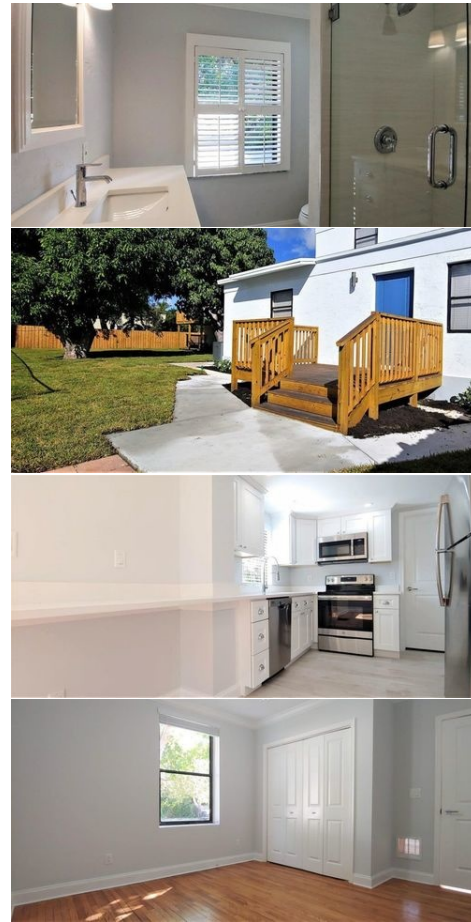
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House Size (sq. ft)	4048
Lot Size (sq. ft)	14000
Year Built	1947
Units	5
Stories	2
Property Type	Large Multifamily (5+ Units)
Heating	Yes
Cooling	1
Construction	CBS, Frame
Roofing	Comp Shingle
Flooring Types	Ceramic Tile, Wood Floor
Other Info	Fence Room for Pool Well Sprinkler Zoned Sprinkler View: City, Garden Lot Size Square Feet: 14000

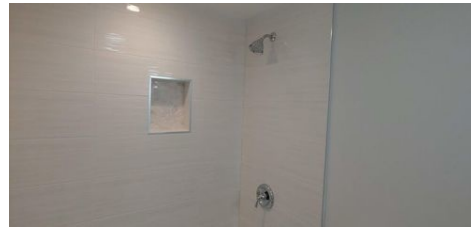
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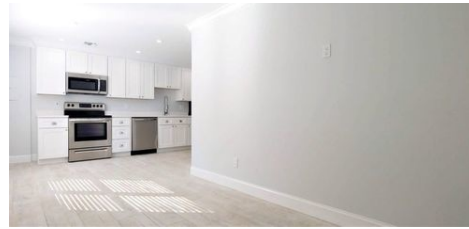
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