

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,000.00	\$1,580.58	\$419.42	7.05%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,488.00	\$49,750.00	10.12%	7.71%

Property Information

MLS Number: 901577/901599

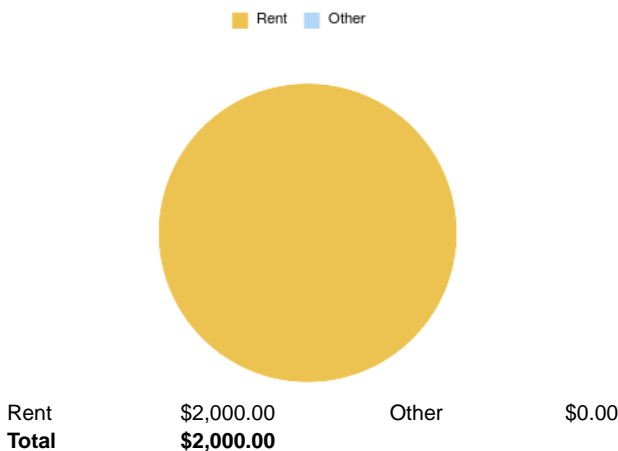
Purchase Price:	\$175,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$3,000.00
Total Cost of Project:	\$181,000.00
After Repair Value	\$191,348.00

Property Description

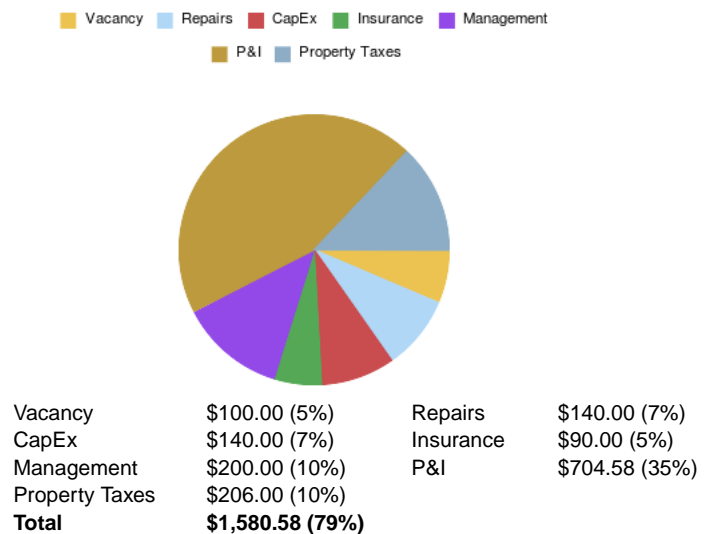
Two fully rented duplexes for sale together only. DO NOT DISTURB current tenants. Money making opportunity to be your own landlord with this MULTIPLE duplex offering. All 4 units currently rented. Newer HVAC units and flooring @ 611 Ferndale. See agent only for current rents. See other property: #901577 123 Maple Ave.

Down Payment:	\$43,750.00
Loan Amount:	\$131,250.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$704.58

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:	\$60,098.00
Gross Rent Multiplier:	7.29
Income-Expense Ratio (2% Rule):	1.10%
ARV based on Cap Rate:	-

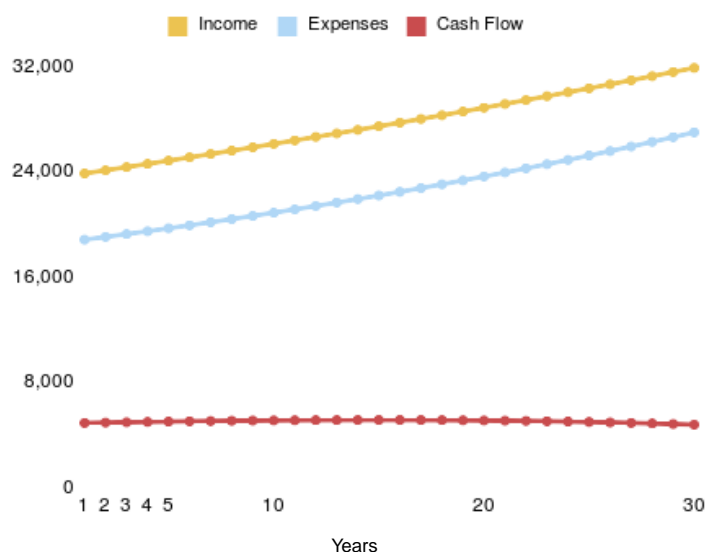
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,000.00
x50% for Expenses:	\$1,000.00
Monthly Payment/Interest Payment:	\$704.58
Total Monthly Cashflow using 50% Rule:	\$295.42

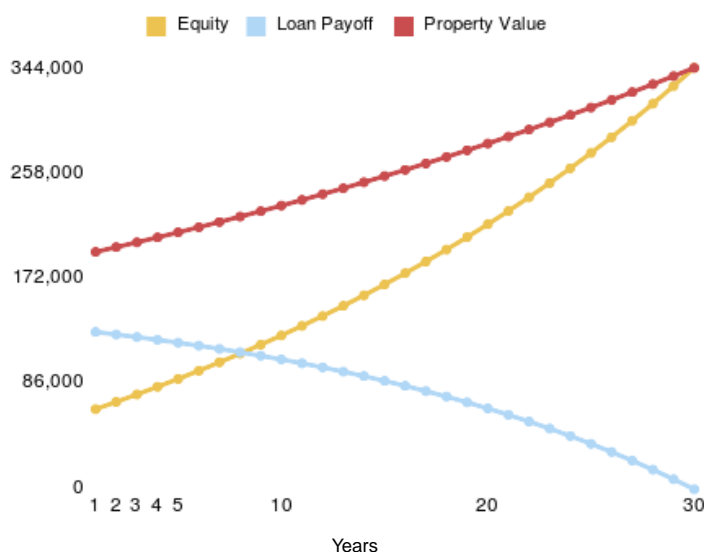
Analysis Over Time

Annual Growth Assumptions	2% Expenses	1% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$24,000	\$24,240	\$24,974	\$26,248	\$27,587	\$28,995	\$32,028
Total Annual Expenses	\$18,967	\$19,177	\$19,833	\$21,018	\$22,325	\$23,769	\$27,123
Total Annual Cashflow	\$5,033	\$5,063	\$5,141	\$5,231	\$5,262	\$5,226	\$4,905
Cash on Cash ROI	10.12%	10.18%	10.33%	10.51%	10.58%	10.50%	9.86%
Property Value	\$195,175	\$199,078	\$211,264	\$233,252	\$257,529	\$284,333	\$346,600
Equity	\$65,861	\$71,800	\$90,738	\$126,491	\$168,432	\$217,904	\$346,600
Loan Balance	\$129,314	\$127,278	\$120,525	\$106,761	\$89,098	\$66,429	\$0
Total Profit if Sold	\$3,579	\$14,229	\$47,419	\$107,188	\$173,217	\$246,508	\$420,394
Annualized Total Return	7%	13%	14%	12%	11%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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