

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,877.00	\$2,779.97	\$1,097.03	8.28%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$31,891.40	\$85,000.00	15.49%	8.28%

Property Information

Purchase Price:	\$385,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$3,000.00
Total Cost of Project:	\$393,000.00
After Repair Value	\$385,000.00

Property Description

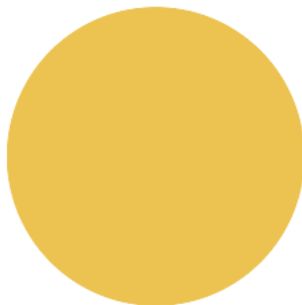
Amazing opportunity to own a 4plex all rented with 1 year leases at 11% CAP rate. Lifetime opportunity, currently grossing \$3877 per month, 1 2 bdr unit with 1 bath and 3 1 bed 1 bath units. All the units went under major remodeling, new double pain windows, floorings, paint, exterior paint, baseboards, and so much more. This is it!



Down Payment:	\$77,000.00
Loan Amount:	\$308,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$1,560.59

Income

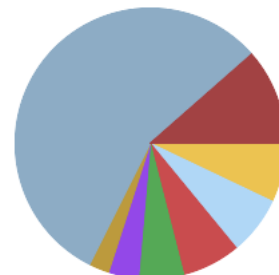
■ Rent ■ Other



Rent	\$3,877.00	Other	\$0.00
Total	\$3,877.00		

Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Water & Sewer ■ Garbage
■ Insurance ■ P&I ■ Property Taxes



Vacancy	\$193.85 (5%)	Repairs	\$193.85 (5%)
CapEx	\$193.85 (5%)	Water & Sewer	\$150.00 (4%)
Garbage	\$100.00 (3%)	Insurance	\$67.00 (2%)
P&I	\$1,560.59 (40%)	Property Taxes	\$320.83 (8%)
Total	\$2,779.97 (72%)		

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:	\$77,000.00
Gross Rent Multiplier:	8.28
Income-Expense Ratio (2% Rule):	0.99%
ARV based on Cap Rate:	-

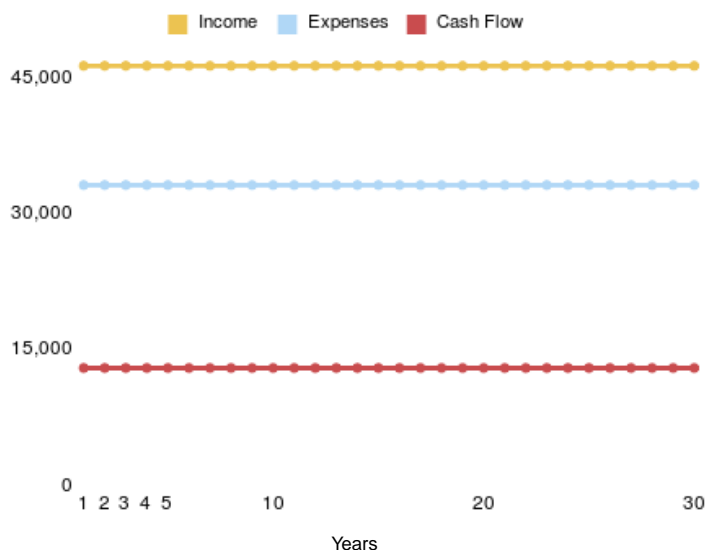
50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,877.00
x50% for Expenses:	\$1,938.50
Monthly Payment/Interest Payment:	\$1,560.59
Total Monthly Cashflow using 50% Rule:	\$377.91

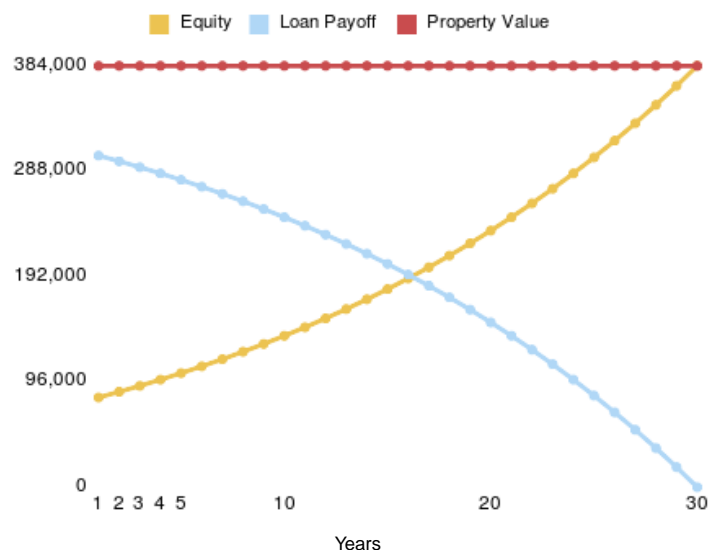
Analysis Over Time

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$46,524	\$46,524	\$46,524	\$46,524	\$46,524	\$46,524	\$46,524
Total Annual Expenses	\$33,360	\$33,360	\$33,360	\$33,360	\$33,360	\$33,360	\$33,360
Total Annual Cashflow	\$13,164	\$13,164	\$13,164	\$13,164	\$13,164	\$13,164	\$13,164
Cash on Cash ROI	15.49%	15.49%	15.49%	15.49%	15.49%	15.49%	15.49%
Property Value	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000
Equity	\$81,969	\$87,166	\$104,234	\$138,325	\$180,999	\$234,420	\$385,000
Loan Balance	\$303,031	\$297,834	\$280,766	\$246,675	\$204,001	\$150,580	\$0
Total Profit if Sold	\$10,133	\$28,494	\$85,055	\$184,968	\$293,464	\$412,706	\$694,929
Annualized Total Return	12%	16%	15%	12%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	2300
Year Built	1920
Units	4
Stories	1
Property Type	Small Multifamily (2-4 Units)
Other Info	The best deal you can find, and become an investor. Showing with an accepted offer ONLY.

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