BiggerPockets®

Augusta Triplex

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,550.00	$1,655.53	$894.47	11.31%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$22,614.00	$72,175.00	14.87%	12.57%

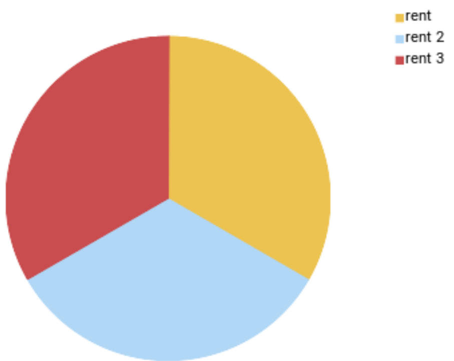
Property Information

Purchase Price:	$179,900.00
Purchase Closing Costs:	$7,200.00
Estimated Repair Costs:	$20,000.00
Total Cost of Project:	**$207,100.00**
After Repair Value	$200,000.00

Property Description
3 3-bedroom units 1st floor: 3bd, 1bath 1st floor: 3bd, 2bath 2nd floor: 3bd, 2bath

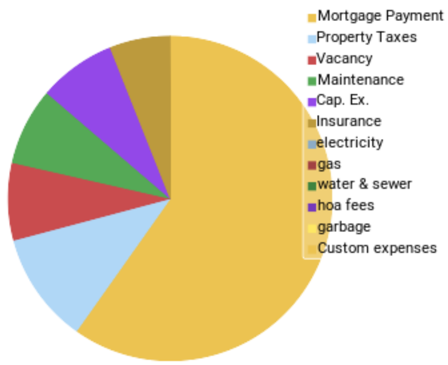
Down Payment:	$44,975.00
Loan Amount:	$134,925.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	**$990.03**

Income



rent	$850.00	rent 2	$850.00
rent 3	$850.00		
Total	**$2,550.00**		

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$0.00
Vacancy	$127.50	Maintenance	$127.50
Cap. Ex.	$127.50	Insurance	$100.00
Property Taxes	$183.00	Mortgage Payment	$990.03
Total	**$1,655.53**		

Financial Projections

Total Initial Equity:	$65,075.00		
Gross Rent Multiplier:	5.88		
Income-Expense Ratio (2% Rule):	1.23%		
Typical Cap Rate:	12.57%	Debt Coverage Ratio:	1.90
ARV based on Cap Rate:	$179,900.00		

50% Rule Cash Flow Estimates

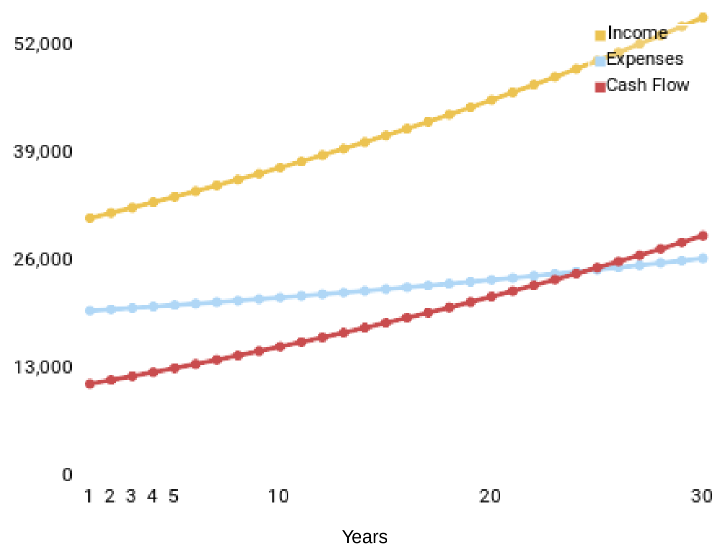
Total Monthly Income:	$2,550.00
x50% for Expenses:	$1,275.00
Monthly Payment/Interest Payment:	$990.03
Total Monthly Cash Flow using 50% Rule:	**$284.97**

Analysis Over Time

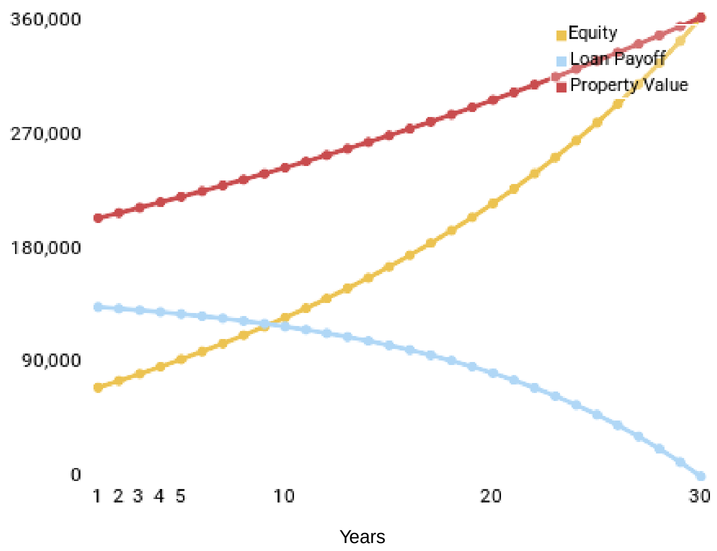
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$31,212	$31,836	$33,785	$37,301	$41,184	$45,470	$55,428
Total Annual Expenses	$20,026	$20,189	$20,698	$21,615	$22,628	$23,747	$26,346
Total Annual Cashflow	$11,186	$11,647	$13,087	$15,686	$18,555	$21,723	$29,082
Cash on Cash ROI	15.50%	16.14%	18.13%	21.73%	25.71%	30.10%	40.29%
Property Value	$204,000	$208,080	$220,816	$243,799	$269,174	$297,189	$362,272
Equity	$70,202	$75,503	$92,543	$125,436	$165,576	$215,590	$362,272
Loan Balance	$133,798	$132,577	$128,273	$118,363	$103,598	$81,600	$0
Total Profit if Sold	$9,213	$26,161	$81,004	$187,027	$314,090	$466,257	$869,441
Compound Annual Growth Rate	13%	17%	16%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	3008.0
Year Built	1852