

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$6,087.00	\$11,035.63	-\$4,948.63	0.84%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,616.44	\$3,500.00	-1696.67%	0.84%

Property Information

Purchase Price:	\$1,150,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$1,153,500.00
After Repair Value	\$1,150,000.00

Property Description

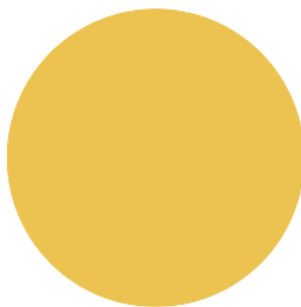
Stunning and unique property with 5 homes in 1! Home was originally built for 1 family to have 5 separate and fully equipped homes. Total of 5 units that could be used in a mother in-law suite situation, as well as other options like Airbnb, and retirement community/special healthcare facility - endless possibilities! All 5 units are beautifully fi



Down Payment:	\$0.00
Loan Amount:	\$1,150,000.00
Loan Points:	\$0.00
Loan Fees:	
Loan Interest Rate:	6.000%
Monthly P&I:	\$5,750.00

Income

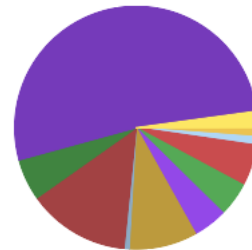
Rent Other



Rent	\$6,087.00	Other	\$0.00
Total	\$6,087.00		

Expenses

Vacancy Repairs CapEx Electricity Water & Sewer
PMI Garbage Insurance Management P&I
Property Taxes



Vacancy	\$121.74 (2%)	Repairs	\$121.74 (2%)
CapEx	\$608.70 (10%)	Electricity	\$500.00 (8%)
Water & Sewer	\$500.00 (8%)	PMI	\$1,000.00 (16%)
Garbage	\$75.00 (1%)	Insurance	\$1,500.00 (25%)
Management	\$608.70 (10%)	P&I	\$5,750.00 (94%)
Property Taxes	\$249.75 (4%)		
Total	\$11,035.63 (181%)		

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:	\$0.00
Gross Rent Multiplier:	15.74
Income-Expense Ratio (2% Rule):	0.53%
ARV based on Cap Rate:	-

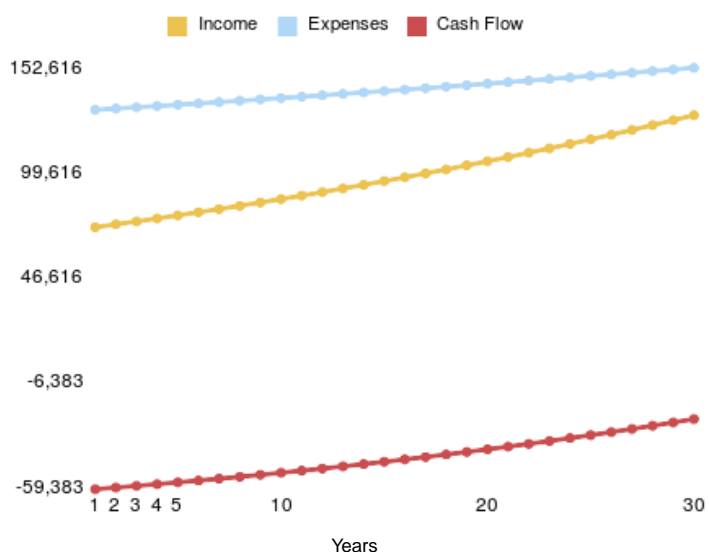
50% Rule Cash Flow Estimates

Total Monthly Income:	\$6,087.00
x50% for Expenses:	\$3,043.50
Monthly Payment/Interest Payment:	\$5,750.00
Total Monthly Cashflow using 50% Rule:	-\$2,706.50

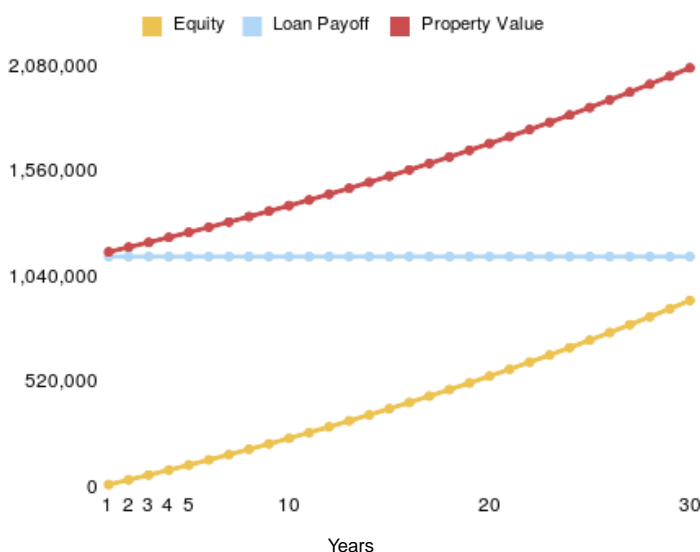
Analysis Over Time

Annual Growth Assumptions	1% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$73,044	\$74,505	\$79,065	\$87,294	\$96,380	\$106,411	\$129,715
Total Annual Expenses	\$132,428	\$133,062	\$135,003	\$138,370	\$141,908	\$145,627	\$153,644
Total Annual Cashflow	-\$59,384	-\$58,557	-\$55,938	-\$51,075	-\$45,528	-\$39,216	-\$23,930
Cash on Cash ROI	-1696.67%	-1673.06%	-1598.22%	-1459.30%	-1300.81%	-1120.46%	-683.70%
Property Value	\$1,173,000	\$1,196,460	\$1,269,693	\$1,401,844	\$1,547,749	\$1,708,840	\$2,083,066
Equity	\$23,000	\$46,460	\$119,693	\$251,844	\$397,749	\$558,840	\$933,066
Loan Balance	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Total Profit if Sold	-\$39,884	-\$74,981	-\$172,227	-\$305,438	-\$398,558	-\$446,495	-\$383,500
Annualized Total Return	0%	0%	0%	0%	0%	0%	0%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Units	5
Stories	2
Property Type	Large Multifamily (5+ Units)
Pool	Yes
Fireplace	Yes
Garage	1
Other Info	Multi-Unit Info

Number of Units: 5
 Full Bathrooms
 1: 2F BR
 2: 2F BR HALF BR 1
 3: 2F BR
 4: 2F BR
 5: 2F BR
 Unit-Size
 1 Square Feet: 2450
 2 Square Feet: 1700
 3 Square Feet: 1950
 4 Square Feet: 2450
 5 Square Feet: 1700

RENT BY SIZE
 2 - \$1030
 5 - \$1030
 1 - \$1406
 4 - \$1406
 3 - \$1215

\$6087mn