

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$9,450.00	\$9,047.44	\$402.56	5.37%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$51,522.00	\$226,980.00	2.13%	5.37%

Property Information

Purchase Price:	\$959,900.00
Purchase Closing Costs:	\$35,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$994,900.00
After Repair Value	\$959,900.00

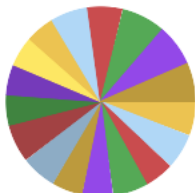
Property Description

14 unit property packaged with a 3 unit building. 14 unit built in 1999 allegedly. 14 unit is efficiency apartments. 3 unit is single bedroom apartment.

Down Payment:	\$191,980.00
Loan Amount:	\$767,920.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$3,890.94

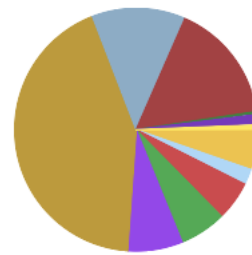


Income



14 Unit 14 m2m	\$550.00	14 Unit 13m2m	\$575.00
14 Unit 12m2m	\$465.00	14 Unit 11 m2m	\$575.00
14 Unit 10 m2m	\$495.00	14 Unit 9	\$495.00
14 Unit 8 m2m	\$575.00	14 Unit 7	\$605.00
14 Unit 6 m2m	\$490.00	14 Unit 5 m2m	\$490.00
14 Unit 4 m2m	\$485.00	14 Unit 3 m2m	\$465.00
14 Unit 2	\$605.00	14 Unit 1 m2m	\$575.00
3 Bedroom C	\$700.00	3 Bedroom B	\$675.00
3 Bedroom A	\$630.00	Other	\$0.00
Total	\$9,450.00		

Expenses



Vacancy	\$472.50 (5%)	Repairs	\$189.00 (2%)
CapEx	\$472.50 (5%)	Insurance	\$560.00 (6%)
Management	\$661.50 (7%)	P&I	\$3,890.94 (41%)
Property Taxes	\$1,126.00 (12%)	MGE, Water, Trash	\$1,450.00 (15%)
Salt Delivery	\$35.00 (0%)	Snow Plowing	\$124.00 (1%)
Lawn	\$66.00 (1%)		
Total	\$9,047.44 (96%)		

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:	\$191,980.00
Gross Rent Multiplier:	8.46
Income-Expense Ratio (2% Rule):	0.95%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

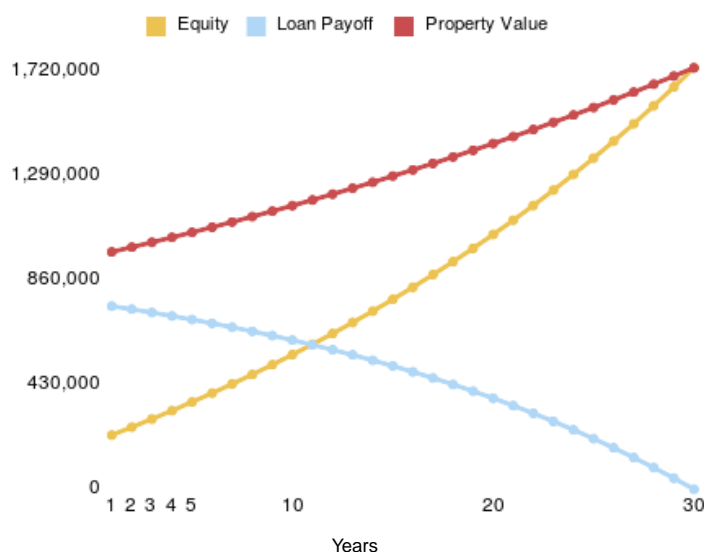
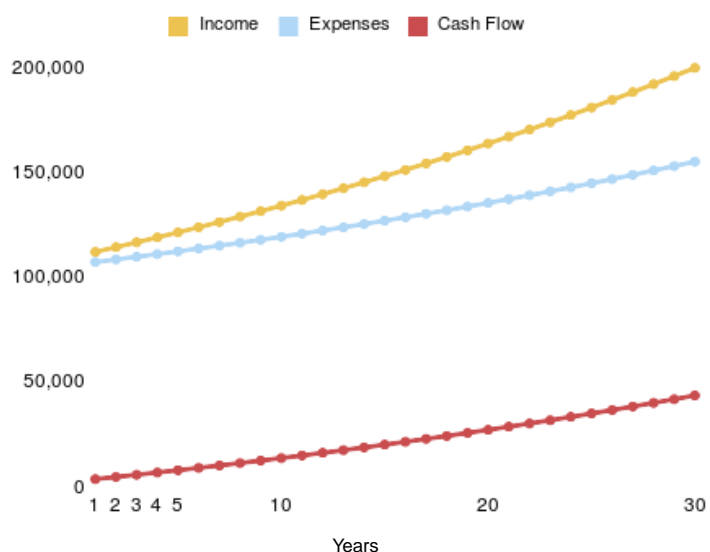
Total Monthly Income:	\$9,450.00
x50% for Expenses:	\$4,725.00
Monthly Payment/Interest Payment:	\$3,890.94
Total Monthly Cashflow using 50% Rule:	\$834.06

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	\$113,400	\$115,668	\$122,748	\$135,523	\$149,629	\$165,202	\$201,381
Total Annual Expenses	\$108,569	\$109,807	\$113,670	\$120,641	\$128,338	\$136,836	\$156,577
Total Annual Cashflow	\$4,831	\$5,861	\$9,078	\$14,882	\$21,291	\$28,367	\$44,804
Cash on Cash ROI	2.13%	2.58%	4.00%	6.56%	9.38%	12.50%	19.74%
Property Value	\$979,098	\$998,680	\$1,059,807	\$1,170,113	\$1,291,899	\$1,426,361	\$1,738,726
Equity	\$223,566	\$256,106	\$359,787	\$555,090	\$783,275	\$1,050,927	\$1,738,726
Loan Balance	\$755,532	\$742,574	\$700,020	\$615,023	\$508,624	\$375,434	\$0
Total Profit if Sold	-\$86,702	-\$50,064	\$72,091	\$320,039	\$630,647	\$1,013,598	\$2,044,672
Annualized Total Return	-38%	-12%	6%	9%	9%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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