

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,800.00	\$4,524.07	-\$724.07	4.40%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$24,852.00	\$26,275.00	-33.07%	4.40%

Property Information

MLS Number: 10460723

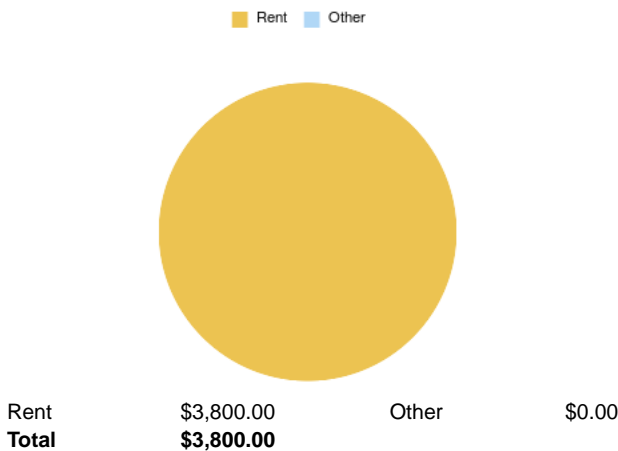
Purchase Price:	\$565,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$571,500.00
After Repair Value	\$565,000.00

Property Description

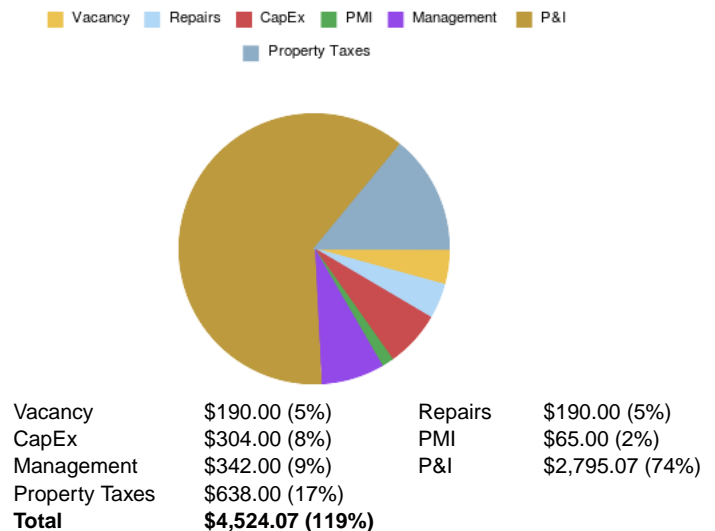
Three unit building in the heart of Roscoe Village. Great rental units with hardwood floors and updated kitchens featuring dishwashers and SS appliances. Past updates include newer plumbing and electrical throughout. New rear deck in 2013 and new roof 2016. Building works great for owner occupant or investor in a location that's in high demand.

Down Payment:	\$19,775.00
Loan Amount:	\$545,225.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.600%
Monthly P&I:	\$2,795.07

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:	\$19,775.00		
Gross Rent Multiplier:	12.39		
Income-Expense Ratio (2% Rule):	0.66%		
Typical Cap Rate:	8.00%	Debt Coverage Ratio:	0.74
ARV based on Cap Rate:	\$310,650.00		

50% Rule Cash Flow Estimates

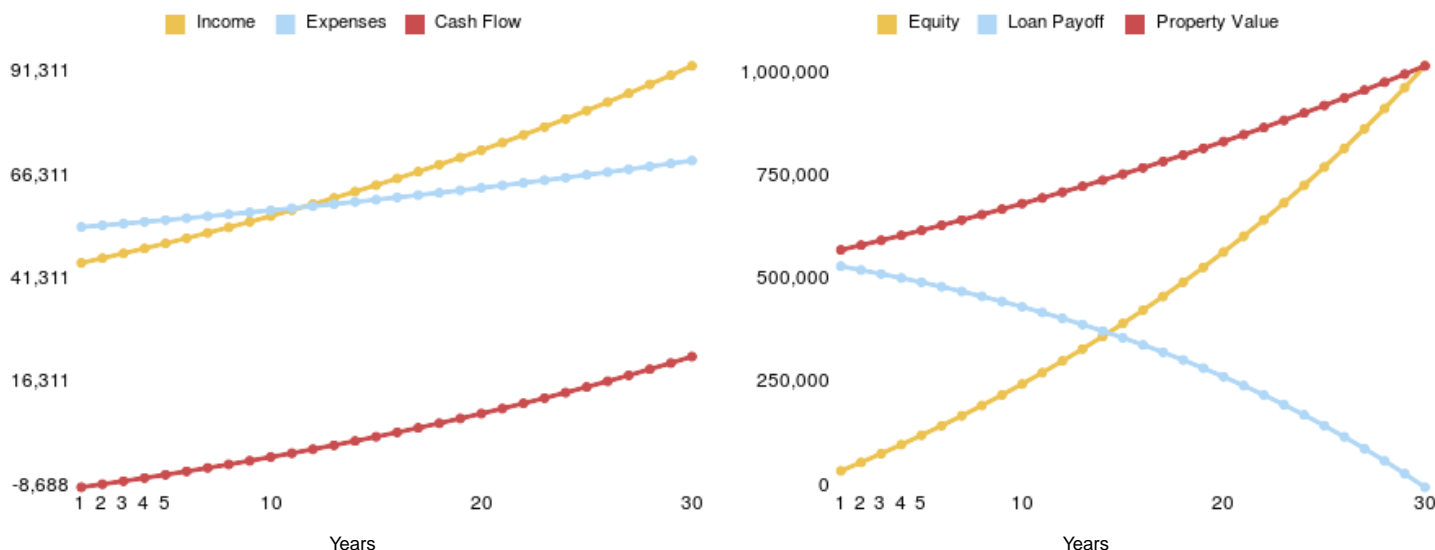
Total Monthly Income:	\$3,800.00
x50% for Expenses:	\$1,900.00
Monthly Payment/Interest Payment:	\$2,795.07
Total Monthly Cashflow using 50% Rule:	-\$895.07

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2.5% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$45,600	\$46,740	\$50,334	\$56,948	\$64,432	\$72,898	\$93,316
Total Annual Expenses	\$54,289	\$54,704	\$55,999	\$58,337	\$60,917	\$63,767	\$70,386
Total Annual Cashflow	-\$8,689	-\$7,964	-\$5,665	-\$1,388	\$3,514	\$9,132	\$22,930
Cash on Cash ROI	-33.07%	-30.31%	-21.56%	-5.28%	13.37%	34.75%	87.27%
Property Value	\$576,300	\$587,826	\$623,806	\$688,732	\$760,416	\$839,560	\$1,023,419
Equity	\$39,716	\$60,289	\$126,041	\$250,675	\$397,474	\$571,117	\$1,023,419
Loan Balance	\$536,584	\$527,537	\$497,764	\$438,057	\$362,942	\$268,444	\$0
Total Profit if Sold	-\$6,774	\$5,605	\$51,301	\$158,907	\$311,771	\$517,949	\$1,130,709
Annualized Total Return	-26%	10%	24%	22%	19%	16%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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