

# **Triplex**

Monthly Income:	Monthly Expenses:
\$2,625.00	\$999 / \$1,850
NOI	Total Cash Needed
\$19,510.00	\$173,000.00

Purchase Price:	\$78,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repairs:	\$92,000.00
Total Project Cost:	\$173,000.00
After Repair Value:	\$170,000.00
Estimated Rehab Time:	3 Months
Time to Refinance:	12 Months

#### Acquisition:

Down Payment:	\$78,000.00
Loan Amount:	\$0.00
Loan Points/Fees:	\$0.00
Amortized Over:	0 years
Loan Interest Rate:	0.00%
Monthly P&I:	\$0.00
Total Cash Needed At Purchase:	\$173,000.00

#### **Refinance:**

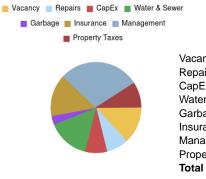
Loan Amount:	\$173,000.00
Loan Fees:	\$3,000.00
Amortized Over:	30 years
Loan Interest Rate:	4.25%
Monthly P&I:	\$851.06
Total Cash Invested:	\$0.00

# **Monthly Cash Flow:** \$1,626 / \$775 **Cash on Cash ROI** 11.3% / Inf%

**Pro Forma Cap Rate:** 11.48% **Purchase Cap Rate** 25.01%

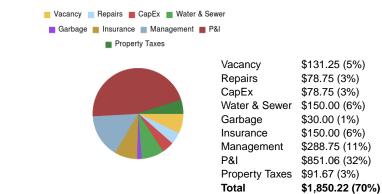


## **Pre-Refinance Expenses**



ncy	\$131.25 (5%)
airs	\$78.75 (3%)
Ξx	\$78.75 (3%)
er & Sewer	\$150.00 (6%)
age	\$30.00 (1%)
ance	\$150.00 (6%)
agement	\$288.75 (11%)
erty Taxes	\$91.67 (3%)
l	\$999.17 (38%)

## **Post-Refinance Expenses**



## Income





Rent Other Total

\$2,625.00 \$0.00 \$2,625.00

# **Financial Projections**

Total Initial Equity: Gross Rent Multiplier: Income-Expense Ratio (2% Rule): ARV based on Cap Rate:

#### 50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$2,625
x50% for Expenses:	\$1,313
Monthly Payment/Interest Payment:	\$0
Total Monthly Cashflow using 50% Rule:	\$1,313

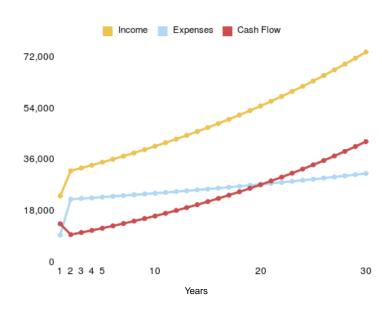
## 50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$2,625
x50% for Expenses:	\$1,313
Monthly Payment/Interest Payment:	\$851
Total Monthly Cashflow using 50% Rule:	\$461

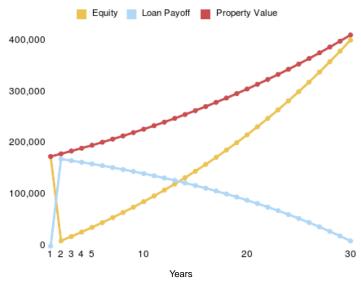
# **Analysis Over Time**

Annual Growth	2%		3%	, 0		3%	
Assumptions			Property Value				
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$23,625	\$32,445	\$33,418	\$34,421	\$41,100	\$55,235	\$74,232
Total Annual Expenses	\$9,808	\$22,442	\$22,687	\$22,937	\$24,542	\$27,680	\$31,505
Total Annual Cashflow	\$13,817	\$10,003	\$10,731	\$11,484	\$16,559	\$27,556	\$42,727
Cash on Cash ROI	7.99%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	\$175,100	\$180,353	\$185,764	\$191,336	\$228,466	\$307,039	\$412,635
Equity	\$175,100	\$10,270	\$18,723	\$27,471	\$86,756	\$217,428	\$402,653
Loan Balance	\$0	\$170,083	\$167,041	\$163,866	\$141,709	\$89,611	\$9,981
Total Profit if Sold	\$5,411	\$23,268	\$42,129	\$62,026	\$205,267	\$554,364	\$1,088,249
Annualized Total Return	3%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

#### Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



\$170,000.00 2.48 1.52%

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.