

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,500.00	\$2,831 / \$2,925	\$2,669 / \$2,575	11.10%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$41,951.00	\$105,000.00	30.5% / 74.6%	29.97%

Purchase Price:	\$140,000.00
Purchase Closing Costs:	\$10,000.00
Estimated Repairs:	\$60,000.00
Total Project Cost:	\$210,000.00
After Repair Value:	\$377,850.00
Estimated Rehab Time:	12 Months
Time to Refinance:	6 Months

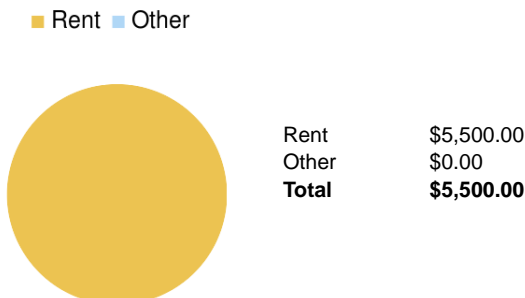
Acquisition:

Down Payment:	\$35,000.00
Loan Amount:	\$107,100.00
Loan Points/Fees:	\$2,100.00
Amortized Over:	25 years
Loan Interest Rate:	8.00%
Monthly P&I:	\$826.62
Total Cash Needed At Purchase:	\$105,000.00

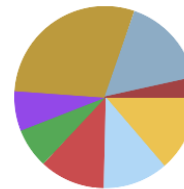
Refinance:

Loan Amount:	\$170,000.00
Loan Fees:	
Amortized Over:	25 years
Loan Interest Rate:	4.25%
Monthly P&I:	\$920.95
Total Cash Invested:	\$41,412.95

Income

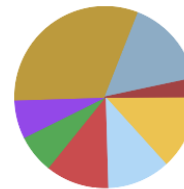


Pre-Refinance Expenses



Vacancy	\$385.00 (7%)
Repairs	\$330.00 (6%)
CapEx	\$330.00 (6%)
Garbage	\$200.00 (4%)
Insurance	\$200.00 (4%)
P&I	\$826.62 (15%)
Property Taxes	\$459.08 (8%)
Lawn Maintenance	\$100.00 (2%)
Total	\$2,830.70 (51%)

Post-Refinance Expenses



Vacancy	\$385.00 (7%)
Repairs	\$330.00 (6%)
CapEx	\$330.00 (6%)
Garbage	\$200.00 (4%)
Insurance	\$200.00 (4%)
P&I	\$920.95 (17%)
Property Taxes	\$459.08 (8%)
Lawn Maintenance	\$100.00 (2%)
Total	\$2,925.04 (53%)

Financial Projections

Total Initial Equity:	\$270,750.00
Gross Rent Multiplier:	2.12
Income-Expense Ratio (2% Rule):	2.62%
Typical Cap Rate:	6.10%
Debt Coverage Ratio:	4.23 / 3.80
ARV based on Cap Rate:	\$687,721.31

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$5,500
x50% for Expenses:	\$2,750
Monthly Payment/Interest Payment:	\$827
Total Monthly Cashflow using 50% Rule:	\$1,923

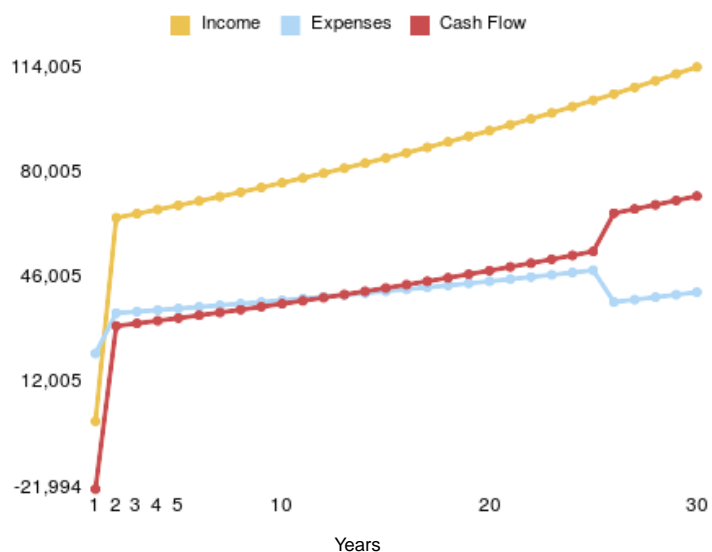
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$5,500
x50% for Expenses:	\$2,750
Monthly Payment/Interest Payment:	\$921
Total Monthly Cashflow using 50% Rule:	\$1,829

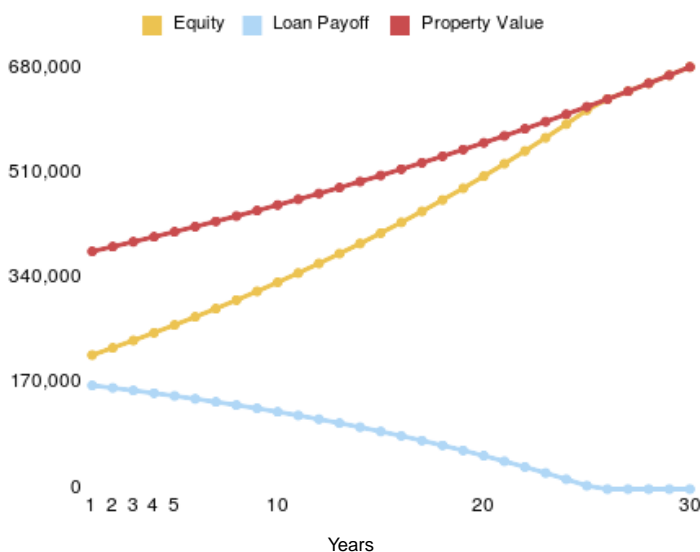
Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$0	\$66,000	\$67,320	\$68,666	\$77,330	\$94,264	\$114,908
Total Annual Expenses	\$21,994	\$35,100	\$35,581	\$36,072	\$39,229	\$45,399	\$41,870
Total Annual Cashflow	-\$21,994	\$30,900	\$31,739	\$32,594	\$38,101	\$48,865	\$73,038
Cash on Cash ROI	-53.11%	74.61%	76.64%	78.71%	92.00%	117.99%	176.36%
Property Value	\$385,407	\$393,115	\$400,977	\$408,997	\$460,597	\$561,465	\$684,423
Equity	\$217,337	\$229,031	\$241,051	\$253,409	\$335,287	\$507,349	\$684,423
Loan Balance	\$168,070	\$164,084	\$159,926	\$155,587	\$125,310	\$54,117	\$0
Total Profit if Sold	\$119,243	\$161,143	\$204,194	\$248,425	\$540,179	\$1,141,616	\$1,921,556
Annualized Total Return	288%	121%	81%	63%	30%	18%	14%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



House Size (sq. ft)	7224
Year Built	1973
Units	10
Stories	2
Property Type	Large Multifamily (5+ Units)
County Appraised Value	377850



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.