

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$3,450.00	\$2,731.99	\$718.01	8.40%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$25,196.00	\$13,996.00	61.56%	8.40%

## Property Information

MLS Number: 10682867

Purchase Price:	\$299,900.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$303,400.00</b>
After Repair Value	\$300,000.00



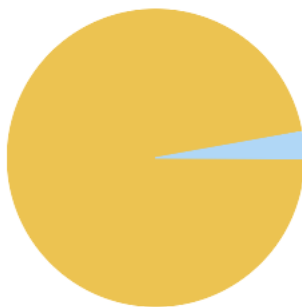
## Property Description

FULLY RENTED CASH FLOWING INVESTMENT  
PROPERTY DON'T MISS THIS MAJOR OPPORTUNITY  
LEGAL 3 UNIT W/ MASSIVE DRIVEWAY TENANTS ARE  
ON LONG TERM LEASES & PAY ALL UTILITIES EXCEPT  
WATER NEW BOILER SYSTEM NEWER FLOORING  
THROUGHOUT UPDATED KITCHENS W/ NEWER  
APPLIANCES & WHITE CABINETS 2 CAR DETACHED  
GARAGE FOR EXTRA INCOME OR STORAGE WALKING  
DISTANCE TO DOWN

Down Payment:	\$10,496.50
Loan Amount:	\$289,404.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.000%
<b>Monthly P&amp;I:</b>	<b>\$1,381.66</b>

## Income

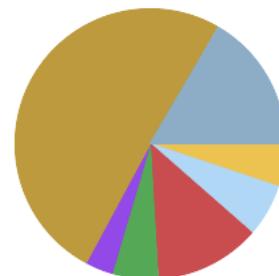
Rent Other



Rent	\$3,350.00	Other	\$100.00
<b>Total</b>	<b>\$3,450.00</b>		

## Expenses

Vacancy Repairs CapEx Water & Sewer Insurance  
P&I Property Taxes



Vacancy	\$138.00 (4%)	Repairs	\$172.50 (5%)
CapEx	\$345.00 (10%)	Water & Sewer	\$150.00 (4%)
Insurance	\$90.00 (3%)	P&I	\$1,381.66 (40%)
Property Taxes	\$454.83 (13%)		
<b>Total</b>	<b>\$2,731.99 (79%)</b>		

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:	\$10,596.00
Gross Rent Multiplier:	7.24
Income-Expense Ratio (2% Rule):	1.14%
ARV based on Cap Rate:	-

## 50% Rule Cash Flow Estimates

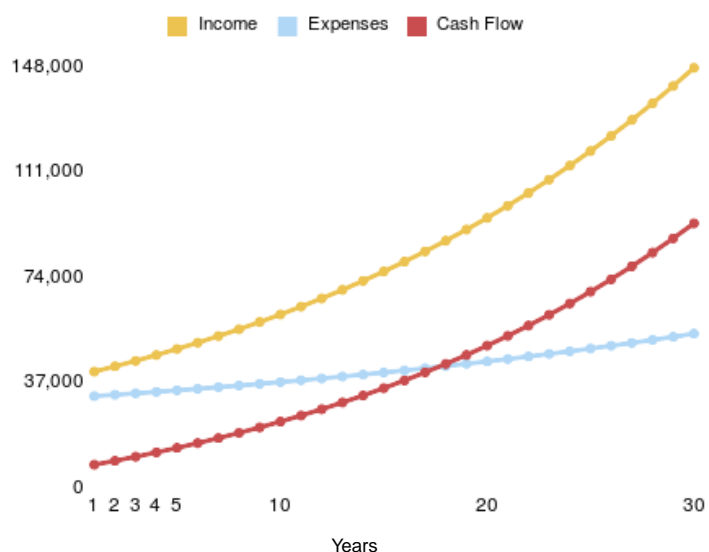
Total Monthly Income:	\$3,450.00
x50% for Expenses:	\$1,725.00
Monthly Payment/Interest Payment:	\$1,381.66
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$343.34</b>

## Analysis Over Time

Annual Growth Assumptions	3% Expenses		4.5% Income		1.8% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$41,400	\$43,263	\$49,370	\$61,524	\$76,671	\$95,545	\$148,379
Total Annual Expenses	\$32,784	\$33,270	\$34,818	\$37,722	\$41,090	\$44,994	\$54,766
Total Annual Cashflow	\$8,616	\$9,993	\$14,553	\$23,802	\$35,581	\$50,552	\$93,613
Cash on Cash ROI	61.56%	71.40%	103.98%	170.06%	254.22%	361.19%	668.86%
Property Value	\$305,400	\$310,897	\$327,990	\$358,591	\$392,047	\$428,624	\$512,336
Equity	\$21,093	\$31,894	\$66,231	\$130,587	\$205,257	\$292,158	\$512,336
Loan Balance	\$284,307	\$279,003	\$261,759	\$228,004	\$186,789	\$136,467	\$0
Total Profit if Sold	\$6,551	\$27,180	\$99,954	\$263,005	\$489,884	\$797,074	\$1,740,353
Annualized Total Return	47%	72%	52%	35%	27%	23%	17%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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