

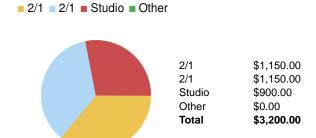
Monthly Income: Monthly Expenses: Monthly Cash Flow: Pro Forma Cap Rate: \$3,200.00 \$1,358 / \$1,691 \$1,842 / \$1,509 13.51% NOI **Total Cash Needed** Cash on Cash ROI **Purchase Cap Rate** 34.0% / Inf% \$25,068.00 \$64,966.00 43.60%

Purchase Price:\$57,500.00Purchase Closing Costs:\$6,716.00Estimated Repairs:\$46,750.00Total Project Cost:\$110,966.00After Repair Value:\$185,509.00Estimated Rehab Time:3 MonthsTime to Refinance:6 Months

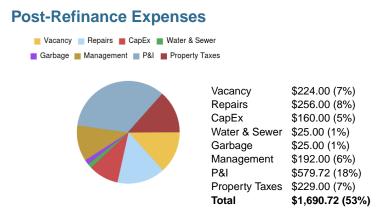
Acquisition:	
Down Payment:	\$11,500.00
Loan Amount:	\$46,000.00
Loan Points/Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.00%
Monthly P&I:	\$246.94
Total Cash Needed At Purchase:	\$64,966.00

Refinance:	
Loan Amount:	\$139,132.00
Loan Fees:	
Amortized Over:	0 years
Loan Interest Rate:	5.00%
Monthly P&I:	\$579.72
Total Cash Invested:	\$0.00

Income



Pre-Refinance Expenses ■ Vacancy ■ Repairs ■ CapEx ■ Water & Sewer ■ Garbage ■ Management ■ P&I ■ Property Taxes Vacancy \$224.00 (7%) Repairs \$256.00 (8%) CapEx \$160.00 (5%) Water & Sewer \$25.00 (1%) Garbage \$25.00 (1%) Management \$192.00 (6%) P&I \$246.94 (8%) Property Taxes \$229.00 (7%) Total \$1,357.94 (42%)



Financial Projections

Total Initial Equity: \$139,509.00
Gross Rent Multiplier: 1.50
Income-Expense Ratio (2% Rule): 2.88%
ARV based on Cap Rate:

50% Rule Cash Flow Estimates Pre-Refinance

50% Rule Cash Flow Estimates Post-Refinance

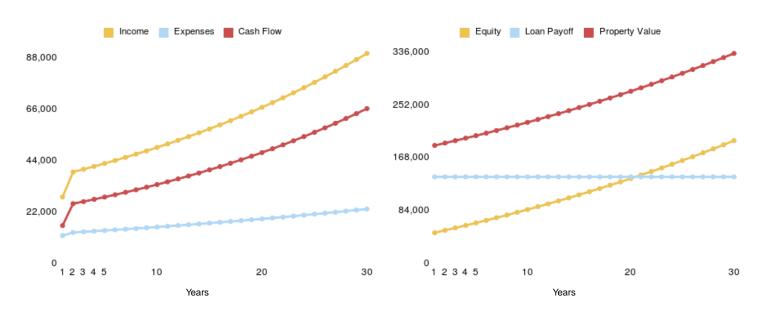
Total Monthly Income:	\$3,200	Total Monthly Income:	\$3,200
x50% for Expenses:	\$1,600	x50% for Expenses:	\$1,600
Monthly Payment/Interest Payment:	\$247	Monthly Payment/Interest Payment:	\$580
Total Monthly Cashflow using 50% Rule:	\$1,353	Total Monthly Cashflow using 50% Rule:	\$1,020

Analysis Over Time

Annual Growth	2%	3%			2%		
Assumptions	Expenses		Income		Property Value		
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$28,800	\$39,552	\$40,739	\$41,961	\$50,103	\$67,335	\$90,492
Total Annual Expenses	\$12,243	\$13,599	\$13,871	\$14,148	\$15,933	\$19,422	\$23,676
Total Annual Cashflow	\$16,557	\$25,953	\$26,868	\$27,813	\$34,170	\$47,912	\$66,817
Cash on Cash ROI	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	\$189,219	\$193,004	\$196,864	\$200,801	\$226,134	\$275,657	\$336,024
Equity	\$50,087	\$53,872	\$57,732	\$61,669	\$87,002	\$136,525	\$196,892
Loan Balance	\$139,132	\$139,132	\$139,132	\$139,132	\$139,132	\$139,132	\$139,132
Total Profit if Sold	\$55,291	\$84,802	\$115,298	\$146,812	\$359,155	\$819,364	\$1,454,262
Annualized Total Return	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



 House Size (sq. ft)
 1870

 Lot Size (sq. ft)
 9000

 Year Built
 1944

 Units
 3

Property Type Small Multifamily (2-4 Units)

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.