

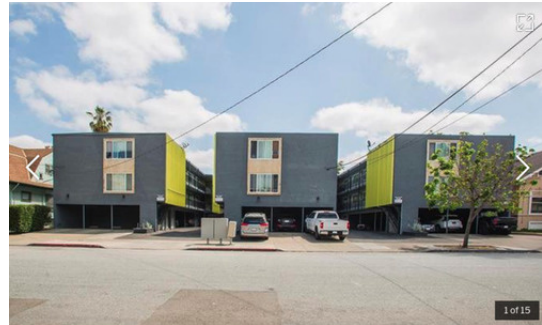
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$648,211.00	\$322,878.92	\$325,332.08	47.96%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$4,316,471.76	\$1,910,000.00	204.40%	47.96%

## Property Information

Purchase Price:	\$9,000,000.00
Purchase Closing Costs:	\$90,000.00
Estimated Repair Costs:	\$20,000.00
<b>Total Cost of Project:</b>	<b>\$9,110,000.00</b>
After Repair Value	\$9,000,000.00

## Property Description

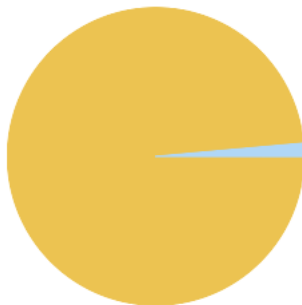
Full exterior renovation with new dual pane windows, exterior paint, and lights. Community outdoor area with BBQ, seating, boccee ball and a bike storage room. 15 of 27 units have been extensively renovated with new kitchen cabinets and countertops, new appliances, LVT flooring, baseboards, and two-tone paint. Outstanding rental location blocks to



Down Payment:	\$1,800,000.00
Loan Amount:	\$7,200,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.000%
<b>Monthly P&amp;I:</b>	<b>\$34,373.90</b>

## Income

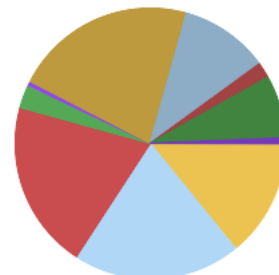
Rent Laundry



Rent	\$638,455.00	Laundry	\$9,756.00
<b>Total</b>	<b>\$648,211.00</b>		

## Expenses

Vacancy Repairs CapEx Garbage Insurance  
Management P&I Property Taxes utility Landscaping



Vacancy	\$45,374.77 (7%)	Repairs	\$64,821.10 (10%)
CapEx	\$64,821.10 (10%)	Garbage	\$9,024.00 (1%)
Insurance	\$1,650.00 (0%)	Management	\$70,230.05 (11%)
P&I	\$34,373.90 (5%)	Property Taxes	\$6,000.00 (1%)
utility	\$24,184.00 (4%)	Landscaping	\$2,400.00 (0%)
<b>Total</b>	<b>\$322,878.92 (50%)</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:	\$1,800,000.00
Gross Rent Multiplier:	1.16
Income-Expense Ratio (2% Rule):	7.12%
ARV based on Cap Rate:	-

## 50% Rule Cash Flow Estimates

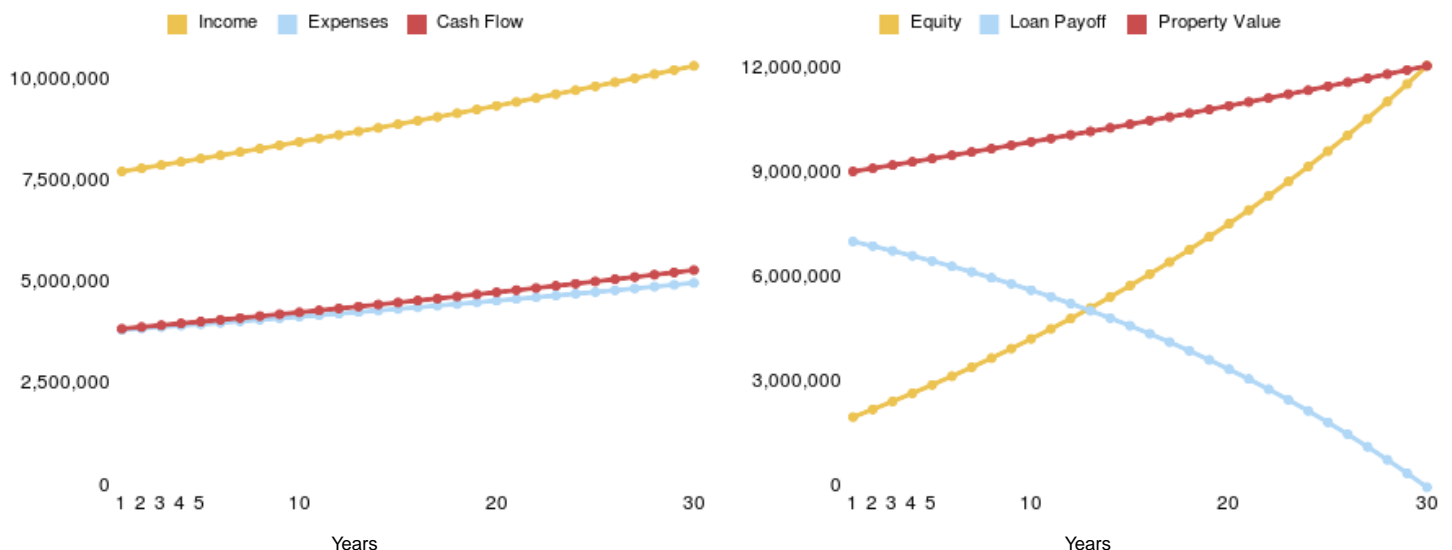
Total Monthly Income:	\$648,211.00
x50% for Expenses:	\$324,105.50
Monthly Payment/Interest Payment:	\$34,373.90
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$289,731.60</b>

## Analysis Over Time

Annual Growth Assumptions	1% Expenses	1% Income	1% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$7,778,532	\$7,856,317	\$8,094,372	\$8,507,266	\$8,941,222	\$9,397,314	\$10,380,481
Total Annual Expenses	\$3,874,547	\$3,909,168	\$4,015,121	\$4,198,891	\$4,392,036	\$4,595,033	\$5,032,620
Total Annual Cashflow	\$3,903,985	\$3,947,150	\$4,079,251	\$4,308,375	\$4,549,186	\$4,802,281	\$5,347,861
Cash on Cash ROI	204.40%	206.66%	213.57%	225.57%	238.18%	251.43%	279.99%
Property Value	\$9,090,000	\$9,180,900	\$9,459,090	\$9,941,599	\$10,448,721	\$10,981,710	\$12,130,640
Equity	\$2,016,795	\$2,239,655	\$2,946,870	\$4,269,154	\$5,801,639	\$7,586,594	\$12,130,640
Loan Balance	\$7,073,205	\$6,941,245	\$6,512,221	\$5,672,445	\$4,647,082	\$3,395,116	\$0
Total Profit if Sold	\$3,919,880	\$8,088,981	\$20,898,189	\$43,294,715	\$67,081,645	\$92,361,450	\$147,872,731
Annualized Total Return	205%	129%	64%	37%	27%	22%	16%

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

### Loan Balance, Value and Equity (in \$)



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