

# 5 Bed 3 Bath (DUPLEX) FULL RENOVATION

Monthly Income:	Monthly Expenses:
\$2,200.00	\$613 / \$1,584
NOI	Total Cash Needed
\$19,039.00	\$182,500.00

Purchase Price:	\$55,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repairs:	\$125,000.00
Total Project Cost:	\$182,500.00
After Repair Value:	\$285,000.00
Estimated Rehab Time:	6 Months
Time to Refinance:	9 Months

#### Acquisition:

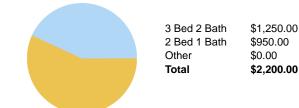
Down Payment:	\$55,000.00
Loan Amount:	\$0.00
Loan Points/Fees:	\$0.00
Amortized Over:	0 years
Loan Interest Rate:	0.00%
Monthly P&I:	\$0.00
Total Cash Needed At Purchase:	\$182,500.00

#### **Refinance:**

Loan Amount:	\$216,250.00
Loan Fees:	\$2,500.00
Amortized Over:	30 years
Loan Interest Rate:	3.50%
Monthly P&I:	\$971.06
Total Cash Invested:	\$0.00

### Income

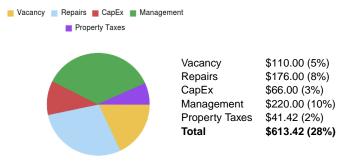
3 Bed 2 Bath 2 Bed 1 Bath Other



Monthly Cash Flow: \$1,587 / \$616 Cash on Cash ROI 10.4% / Inf% Pro Forma Cap Rate: 6.68% Purchase Cap Rate 34.62%



### **Pre-Refinance Expenses**



### **Post-Refinance Expenses**



Vacancy	\$110.00 (5%)
Repairs	\$176.00 (8%)
CapEx	\$66.00 (3%)
Management	\$220.00 (10%)
P&I	\$971.06 (44%)
Property Taxes	\$41.42 (2%)
Total	\$1,584.48 (72%)

## **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

+ -
\$0
1,100
2,200

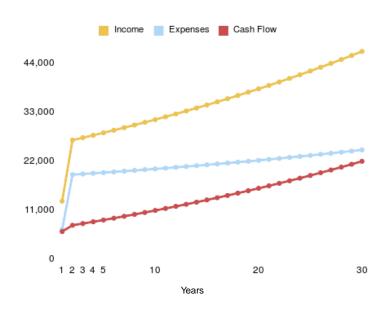
### 50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$2,200
x50% for Expenses:	\$1,100
Monthly Payment/Interest Payment:	\$971
Total Monthly Cashflow using 50% Rule:	\$129

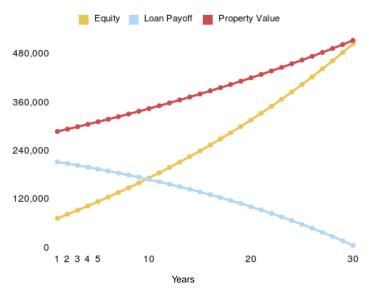
### **Analysis Over Time**

Annual Growth	2%		2%	6		2%	
Assumptions	Expenses		Income		Pr	Property Value	
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$13,200	\$26,928	\$27,467	\$28,016	\$31,550	\$38,460	\$46,882
Total Annual Expenses	\$6,842	\$19,161	\$19,311	\$19,464	\$20,450	\$22,376	\$24,725
Total Annual Cashflow	\$6,358	\$7,767	\$8,155	\$8,552	\$11,101	\$16,084	\$22,158
Cash on Cash ROI	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	\$290,700	\$296,514	\$302,444	\$308,493	\$347,413	\$423,495	\$516,238
Equity	\$75,474	\$85,475	\$95,740	\$106,279	\$175,696	\$319,222	\$507,625
Loan Balance	\$215,226	\$211,039	\$206,704	\$202,214	\$171,717	\$104,273	\$8,613
Total Profit if Sold	\$76,018	\$93,669	\$111,972	\$130,941	\$259,664	\$539,267	\$919,066
Annualized Total Return	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

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



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



\$285,000.00 2.08 1.21%

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.