

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,115.00	\$2,518.06	\$596.94	5.89%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$20,217.00	\$74,028.59	9.68%	7.09%

Property Information

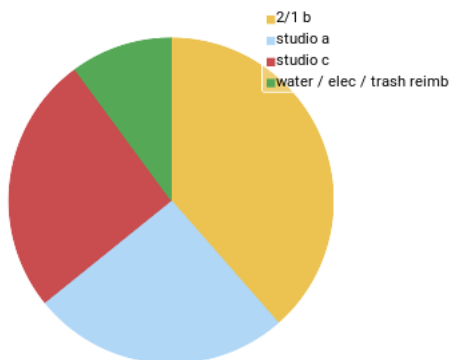
Purchase Price:	\$285,000.00
Purchase Closing Costs:	\$11,000.00
Estimated Repair Costs:	\$20,000.00
Total Cost of Project:	\$316,000.00
After Repair Value	\$343,000.00

Property Description

From New Western: We have a Triplex in the fast growing city of Bastrop, TX. This property is the only triplex in the area and has been well kept by the current owners. Bringing in 2,600/month as it sits with room for rent increases; You won't find another opportunity like this, Call you New Western Agent today! 119 Homonu Ct, Bastrop, TX 78602...

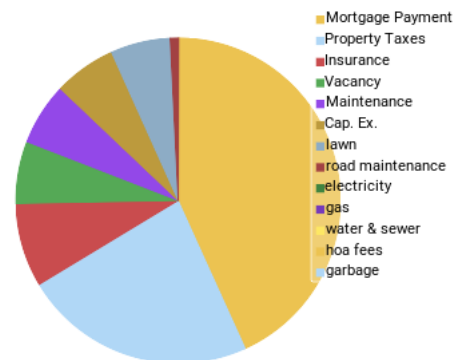
Down Payment:	\$42,750.00
Loan Amount:	\$242,250.00
Loan Points:	0.115
Loan Fees:	\$278.59
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$1,087.81

Income



studio a	\$800.00	2/1 b	\$1,200.00
studio c	\$800.00	water / elec / trash reimb	\$315.00
Total	\$3,115.00		

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	lawn	\$150.00
road maintenance	\$20.00	Vacancy	\$155.75
Maintenance	\$155.75	Cap. Ex.	\$155.75
Insurance	\$210.00	Property Taxes	\$583.00
Mortgage Payment	\$1,087.81		
Total	\$2,518.06		

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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.

Financial Projections

Total Initial Equity:	\$100,750.00		
Gross Rent Multiplier:	7.62		
Income-Expense Ratio (2% Rule):	0.99%		
Typical Cap Rate:	7.09%	Debt Coverage Ratio:	1.55
ARV based on Cap Rate:	\$285,000.00		

50% Rule Cash Flow Estimates

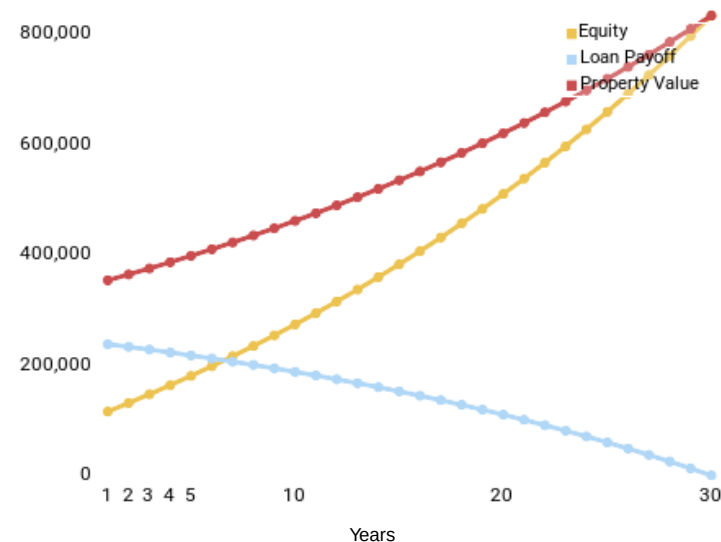
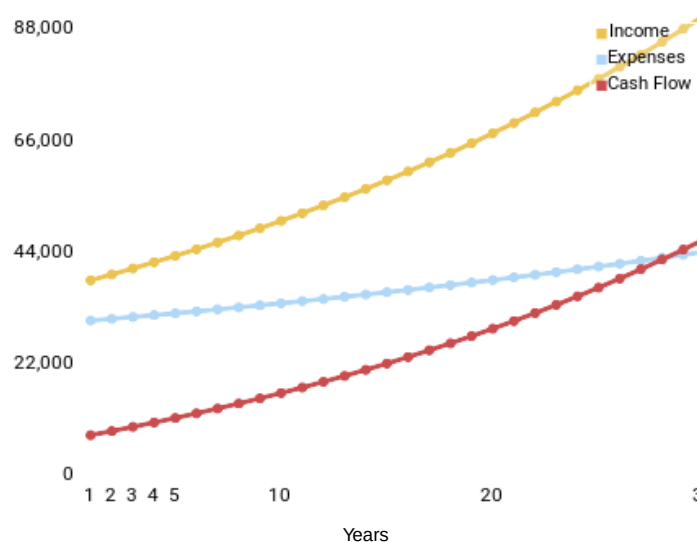
Total Monthly Income:	\$3,115.00
x50% for Expenses:	\$1,557.50
Monthly Payment/Interest Payment:	\$1,087.81
Total Monthly Cash Flow using 50% Rule:	\$469.69

Analysis Over Time

Annual Growth Assumptions	2%		3%		3%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$38,501	\$39,656	\$43,334	\$50,236	\$58,237	\$67,512	\$90,731
Total Annual Expenses	\$30,560	\$30,910	\$32,003	\$33,975	\$36,153	\$38,557	\$44,142
Total Annual Cashflow	\$7,941	\$8,746	\$11,331	\$16,260	\$22,084	\$28,955	\$46,589
Cash on Cash ROI	10.73%	11.81%	15.31%	21.96%	29.83%	39.11%	62.93%
Property Value	\$353,290	\$363,889	\$397,631	\$460,963	\$534,383	\$619,496	\$832,551
Equity	\$115,689	\$131,102	\$180,340	\$273,397	\$382,216	\$509,489	\$832,551
Loan Balance	\$237,601	\$232,786	\$217,291	\$187,567	\$152,166	\$110,007	\$0
Total Profit if Sold	\$49,602	\$73,761	\$154,348	\$318,518	\$525,723	\$783,577	\$1,488,435
Compound Annual Growth Rate	67%	41%	25%	18%	15%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

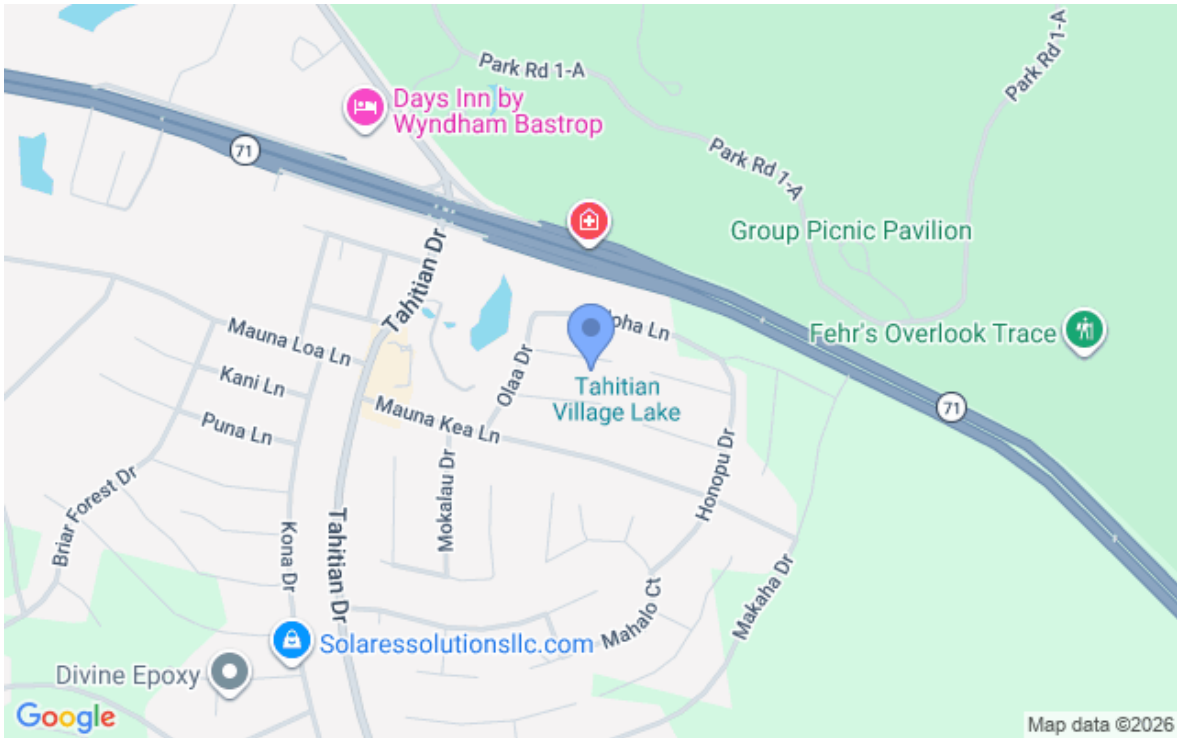


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House Size (sq. ft)
Year Built

1910.0
1976



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