3699 Red Bud Ct

BiggerPockets®

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,000.00	$2,447.73	$552.27	6.75%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$25,260.00	$24,959.00	26.55%	6.75%

Property Information

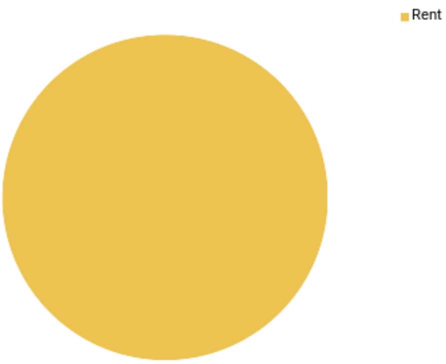
Purchase Price:	$374,000.00
Purchase Closing Costs:	$9,999.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$383,999.00**
After Repair Value	

Property Description

Back on the Market with a Price reduction ...Very rare Multi-Family home with great cash flow. Live in the apartment and rent the main house and live for FREE, live in main house and rent the apartment to reduce your mortgage, or rent both for endless Income. Currently occupied by tenants in both units with a rental income of $3000. All units ...

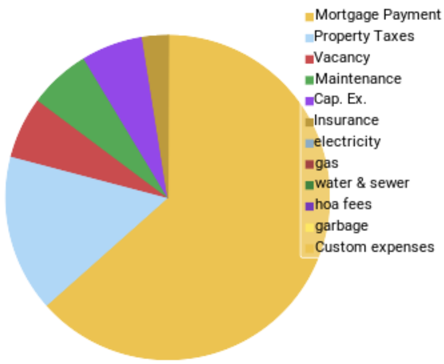
Down Payment:	$14,960.00
Loan Amount:	$359,040.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.200%
Monthly P&I:	**$1,552.73**

Income



Rent	$3,000.00
Total	**$3,000.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$150.00	Maintenance	$150.00
Cap. Ex.	$150.00	Insurance	$62.00
Property Taxes	$383.00	Mortgage Payment	$1,552.73
Total	**$2,447.73**		

Financial Projections

Total Initial Equity:	-$359,040.00		
Gross Rent Multiplier:	10.39		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	6.75%	Debt Coverage Ratio:	1.36
ARV based on Cap Rate:	$374,000.00		

50% Rule Cash Flow Estimates

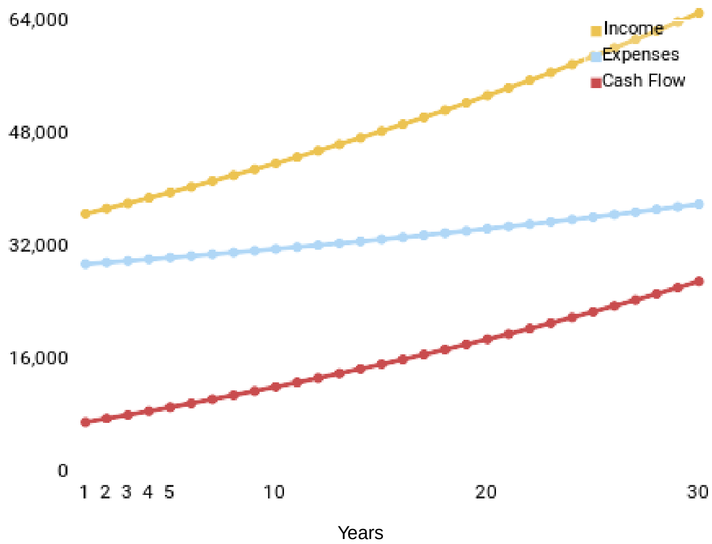
Total Monthly Income:	$3,000.00
x50% for Expenses:	$1,500.00
Monthly Payment/Interest Payment:	$1,552.73
Total Monthly Cash Flow using 50% Rule:	**-$52.73**

Analysis Over Time

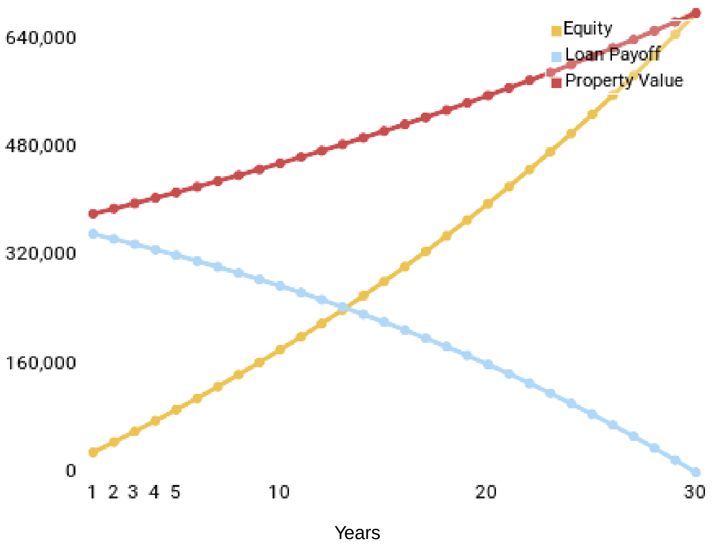
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$36,720	$37,454	$39,747	$43,884	$48,451	$53,494	$65,209
Total Annual Expenses	$29,588	$29,807	$30,491	$31,725	$33,087	$34,592	$38,087
Total Annual Cashflow	$7,132	$7,648	$9,256	$12,159	$15,364	$18,902	$27,122
Cash on Cash ROI	28.58%	30.64%	37.09%	48.72%	61.56%	75.73%	108.67%
Property Value	$381,480	$389,110	$412,926	$455,904	$503,355	$555,744	$677,449
Equity	$29,689	$44,803	$92,564	$180,921	$281,613	$396,468	$677,449
Loan Balance	$351,791	$344,306	$320,362	$274,983	$221,742	$159,276	$0
Total Profit if Sold	$11,863	$34,625	$108,524	$251,756	$422,731	$624,881	$1,138,752
Compound Annual Growth Rate	48%	55%	40%	27%	21%	18%	14%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	2096.0
Year Built	1986