

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	

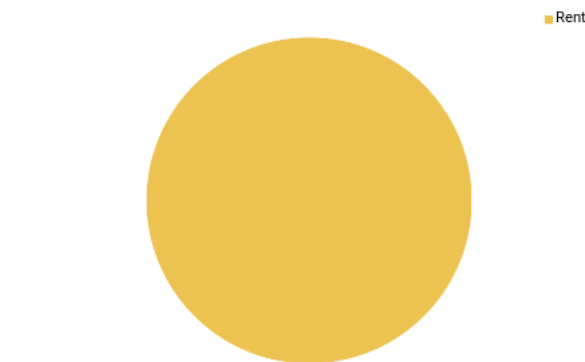
Property Description

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 ...



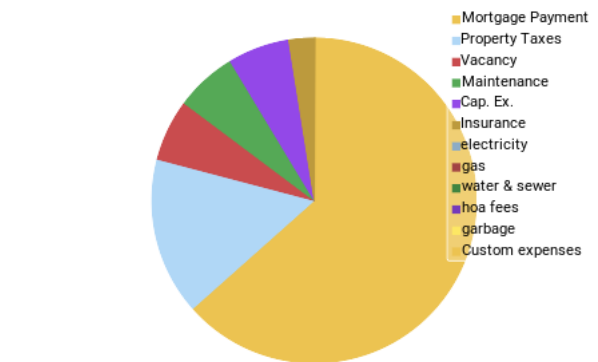
Down Payment:	\$14,960.00
Loan Amount:	\$359,040.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.200%
Monthly P&I:	\$1,552.73

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	\$0.00
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		

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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:	-\$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

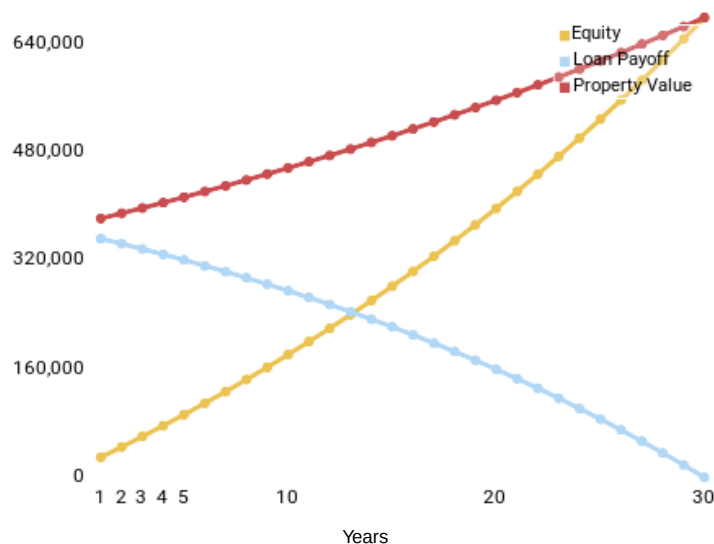
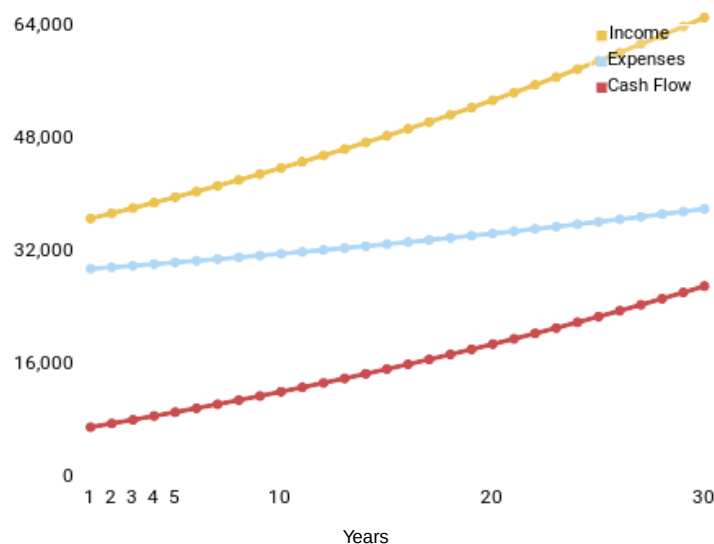
Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,552.73
Total Monthly Cash Flow using 50% Rule:	-\$52.73

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		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 \$)



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House Size (sq. ft)	2096.0
Year Built	1986

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