BiggerPockets®

# 2934 Purington Ave

| Monthly Income: | Monthly Expenses: | Monthly Cash Flow: | Pro Forma Cap Rate: |
|---|---|---|---|
| $3,600.00 | $3,986.23 | -$386.23 | 4.70% |
| **NOI** | **Total Cash Needed** | **Cash on Cash ROI** | **Purchase Cap Rate** |
| $15,996.00 | $74,000.00 | -6.26% | 4.70% |

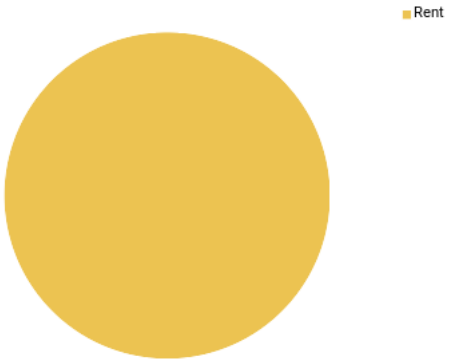
## Property Information

| | |
|---|---|
| Purchase Price: | $340,000.00 |
| Purchase Closing Costs: | $6,000.00 |
| Estimated Repair Costs: | $0.00 |
| **Total Cost of Project:** | **$346,000.00** |
| After Repair Value | |

**Property Description**
3 UNITS! Welcome to this storybook-style fully remodeled triplex in Fort Worth, featuring timeless curb appeal with arched doorways, a freshly painted brick exterior and updated majors! This rare income-producing property offers three separate units, each thoughtfully updated with modern finishes while preserving the home's vintage charm. Inside...

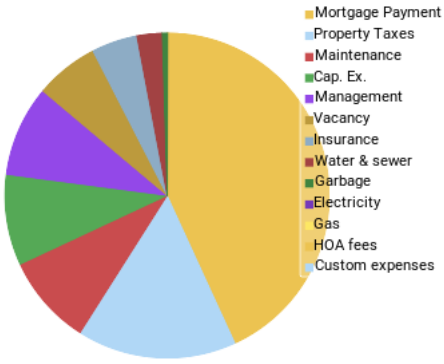
| | |
|---|---|
| Down Payment: | $68,000.00 |
| Loan Amount: | $272,000.00 |
| Loan Points: | - |
| Loan Fees: | $0.00 |
| Amortized Over: | 30 years |
| Loan Interest Rate: | 6.500% |
| **Monthly P&I:** | **$1,719.23** |

## Income




| | |
|---|---|
| Rent | $3,600.00 |
| **Total** | **$3,600.00** |

## Expenses




| | | | |
|---|---|---|---|
| Electricity | $0.00 | Gas | $0.00 |
| Water & sewer | $100.00 | HOA fees | $0.00 |
| Garbage | $20.00 | Custom expenses | |
| Vacancy | $252.00 | Maintenance | $360.00 |
| Cap. Ex. | $360.00 | Management | $360.00 |
| Insurance | $182.00 | Property Taxes | $633.00 |
| Mortgage Payment | $1,719.23 | | |
| **Total** | **$3,986.23** | | |

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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: | -$272,000.00 | | |
| Gross Rent Multiplier: | 7.87 | | |
| Income-Expense Ratio (2% Rule): | 1.04% | | |
| Typical Cap Rate: | 4.70% | Debt Coverage Ratio: | 0.78 |
| ARV based on Cap Rate: | $340,000.00 | | |

## 50% Rule Cash Flow Estimates

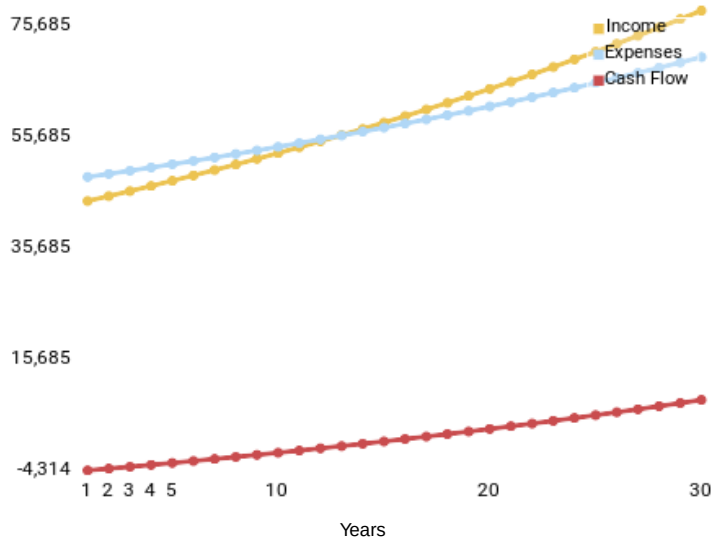
| | |
|---|---|
| Total Monthly Income: | $3,600.00 |
| x50% for Expenses: | $1,800.00 |
| Monthly Payment/Interest Payment: | $1,719.23 |
| **Total Monthly Cash Flow using 50% Rule:** | **$80.77** |

## Analysis Over Time

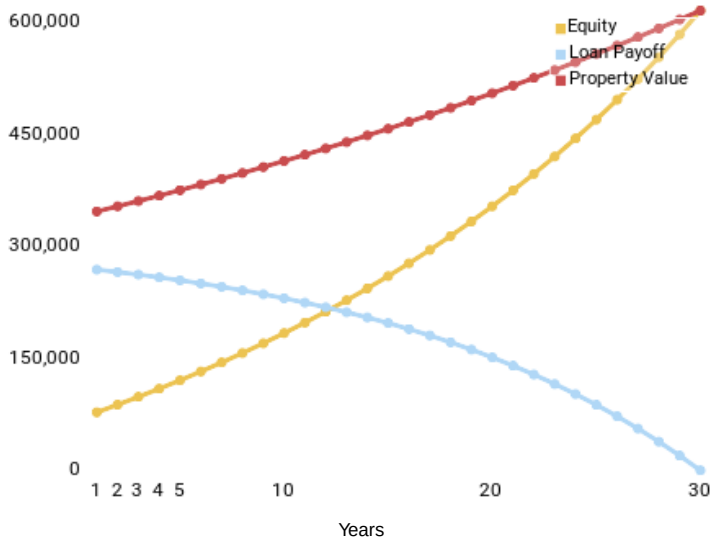
| Annual Growth Assumptions | 2% Expenses | 2% Income | 2% Property Value |
|---|---|---|---|

| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|
| Total Annual Income | $44,064 | $44,945 | $47,696 | $52,661 | $58,142 | $64,193 | $78,251 |
| Total Annual Expenses | $48,379 | $48,934 | $50,666 | $53,792 | $57,244 | $61,054 | $69,907 |
| Total Annual Cashflow | -$4,315 | -$3,988 | -$2,970 | -$1,132 | $898 | $3,139 | $8,344 |
| Cash on Cash ROI | -5.83% | -5.39% | -4.01% | -1.53% | 1.21% | 4.24% | 11.28% |
| Property Value | $346,800 | $353,736 | $375,387 | $414,458 | $457,595 | $505,222 | $615,863 |
| Equity | $77,840 | $88,020 | $120,766 | $183,867 | $260,234 | $353,813 | $615,863 |
| Loan Balance | $268,960 | $265,716 | $254,622 | $230,591 | $197,361 | $151,410 | $0 |
| Total Profit if Sold | -$26,485 | -$20,813 | $367 | $51,130 | $124,612 | $225,741 | $538,658 |
| Compound Annual Growth Rate | -36% | -15% | 0% | 5% | 7% | 7% | 7% |

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

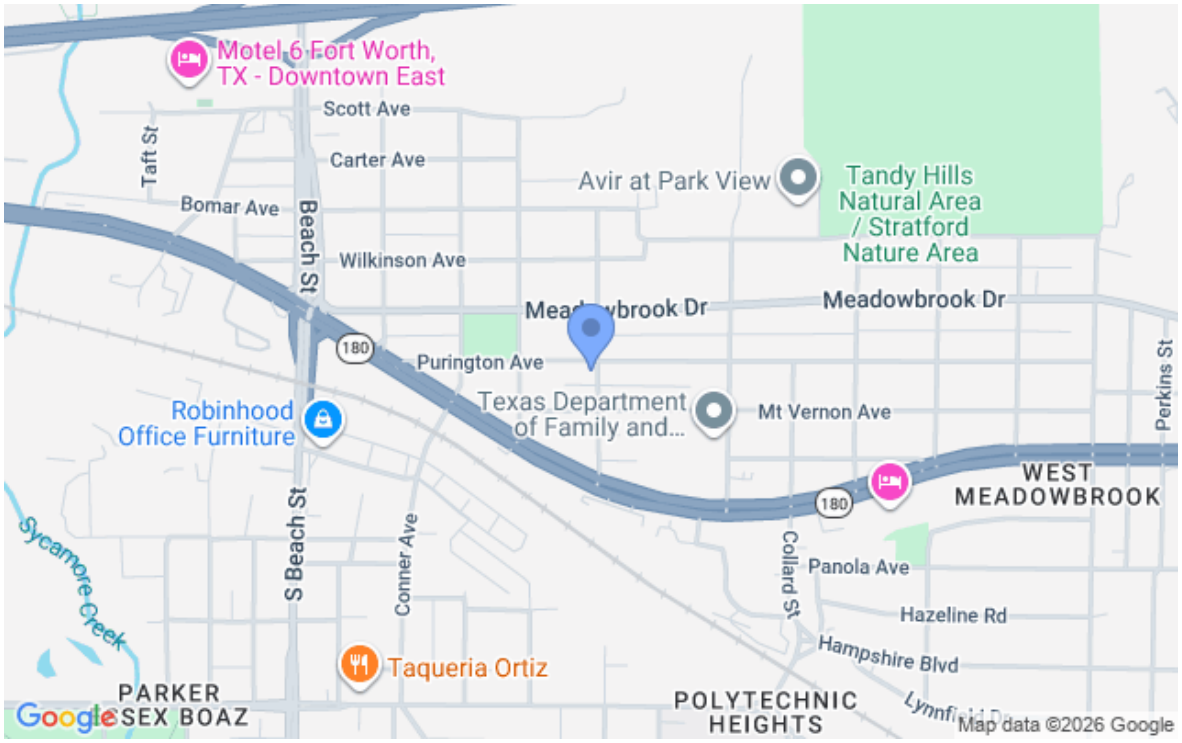



### Loan Balance, Value and Equity (in $)




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| | |
|---|---|
| **House Size (sq. ft)** | 2.0 |
| **Year Built** | 1925 |




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