

FOR SALE

224 E 2nd St



SCOTT SELARE
608-438-6371

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,295.00	\$895.51	\$399.49	9.43%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,432.00	\$24,000.00	19.97%	10.48%

Property Information

Purchase Price:	\$90,000.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$96,000.00
After Repair Value	\$100,000.00

Property Description

Investment Opportunity! Farmhouse converted to triplex, conveniently located close to HWY 39 in the quaint town of Westfield. Lots of employment in the area, great tenants, property sold as is. No showings without proof of funds and LOI. Tenants pay utilities, landlord responsible for sewer charges. Property is served by a well. Ample outside p...

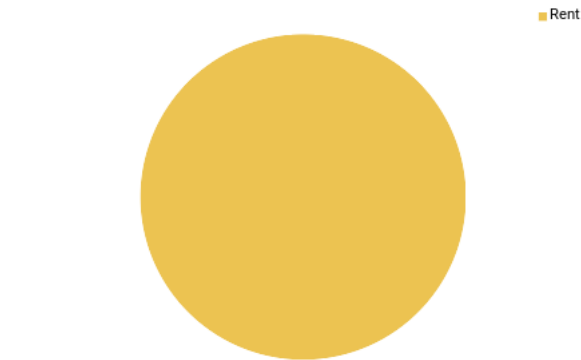


Down Payment:	\$18,000.00
Loan Amount:	\$72,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$386.51

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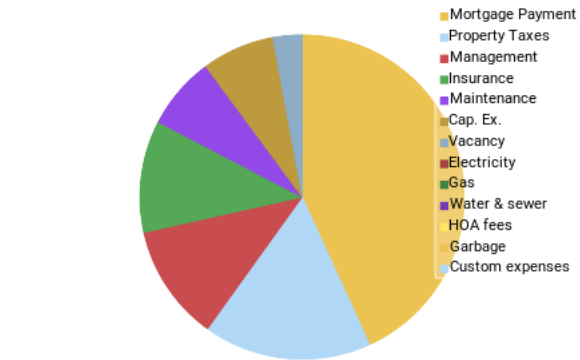
Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making 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.

Income



Rent	\$1,295.00
Total	\$1,295.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$25.90	Maintenance	\$64.75
Cap. Ex.	\$64.75	Management	\$103.60
Insurance	\$100.00	Property Taxes	\$150.00
Mortgage Payment	\$386.51		
Total	\$895.51		

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Financial Projections

Total Initial Equity:	\$28,000.00		
Gross Rent Multiplier:	5.79		
Income-Expense Ratio (2% Rule):	1.35%		
Typical Cap Rate:	10.48%	Debt Coverage Ratio:	2.03
ARV based on Cap Rate:	\$90,000.00		

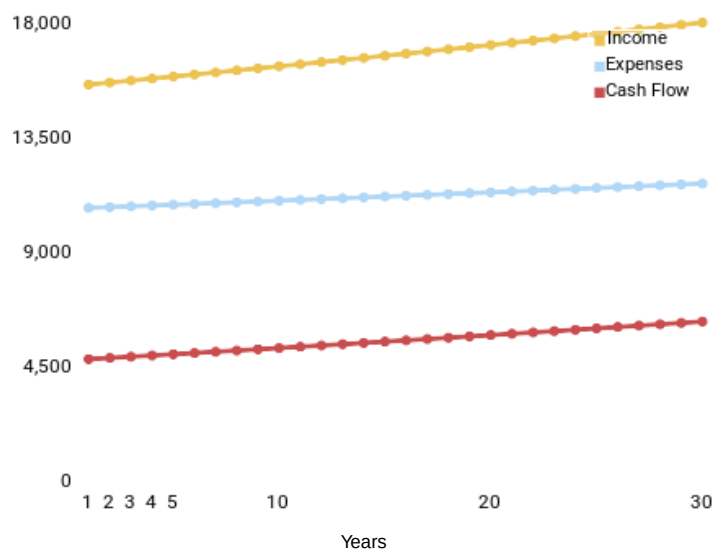
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,295.00
x50% for Expenses:	\$647.50
Monthly Payment/Interest Payment:	\$386.51
Total Monthly Cash Flow using 50% Rule:	\$260.99

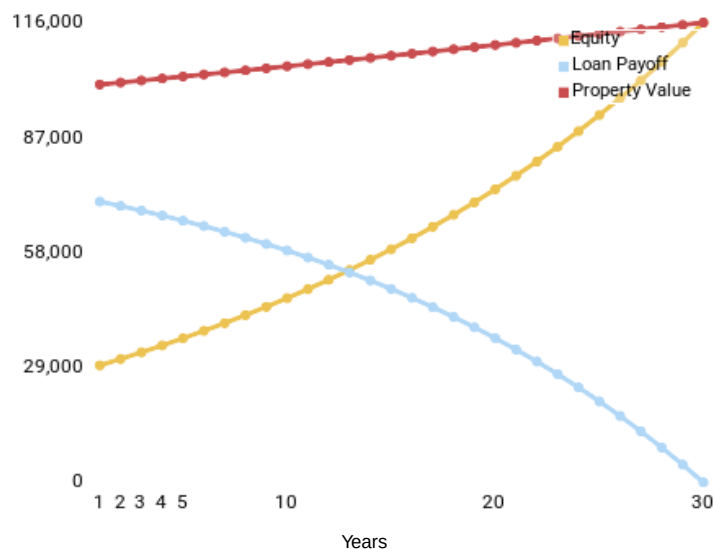
Analysis Over Time

Annual Growth Assumptions	0.5% Expenses		0.5% Income		0.5% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$15,618	\$15,696	\$15,932	\$16,335	\$16,747	\$17,170	\$18,048
Total Annual Expenses	\$10,777	\$10,807	\$10,900	\$11,059	\$11,221	\$11,387	\$11,732
Total Annual Cashflow	\$4,841	\$4,888	\$5,032	\$5,276	\$5,527	\$5,783	\$6,316
Cash on Cash ROI	20.17%	20.37%	20.97%	21.98%	23.03%	24.10%	26.32%
Property Value	\$100,500	\$101,003	\$102,525	\$105,114	\$107,768	\$110,490	\$116,140
Equity	\$29,562	\$31,181	\$36,408	\$46,548	\$58,892	\$74,049	\$116,140
Loan Balance	\$70,938	\$69,821	\$66,117	\$58,566	\$48,876	\$36,441	\$0
Total Profit if Sold	\$10,403	\$16,911	\$37,090	\$73,119	\$112,593	\$156,150	\$258,983
Compound Annual Growth Rate	43%	31%	21%	15%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

2000.0

Year Built

1900

