



10 Unit - Garden Style

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$6,445.00	\$5,434.29	\$1,010.71	7.36%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$40,487.00	\$65,000.00	18.66%	7.36%

Property Information

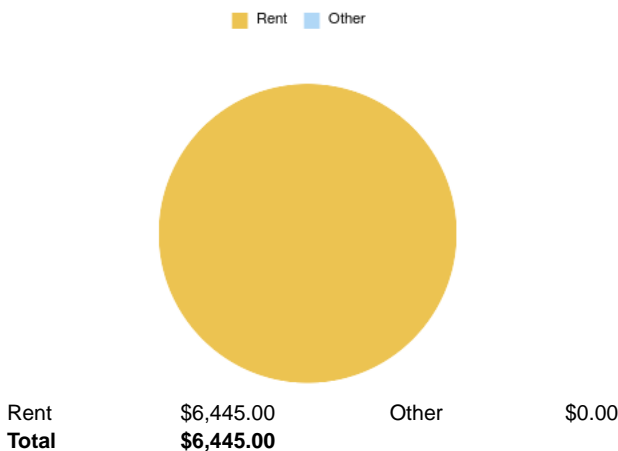
Purchase Price:	\$550,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$560,000.00
After Repair Value	\$550,000.00

Property Description

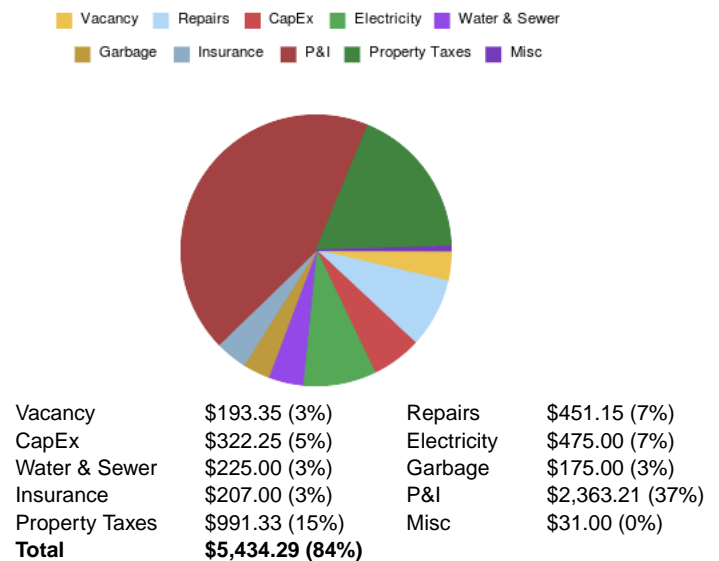
Garden style apartments close to downtown Monroe, the Raisin River, farmer's market, hospital, restaurants. 6: 2bed/1bath, 3: 3/2, 1 efficiency. All units have laundry hookups and separate meters. 10 storage units on site for tenants (included in rent). 3 car garage included for the 3 larger units. Prime location and potential for rent increase.

Down Payment:	\$55,000.00
Loan Amount:	\$495,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$2,363.21

Income



Expenses



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. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

Financial Projections

Total Initial Equity:	\$55,000.00		
Gross Rent Multiplier:	7.11		
Income-Expense Ratio (2% Rule):	1.15%		
Typical Cap Rate:	9.00%	Debt Coverage Ratio:	1.43
ARV based on Cap Rate:	\$449,855.56		

50% Rule Cash Flow Estimates

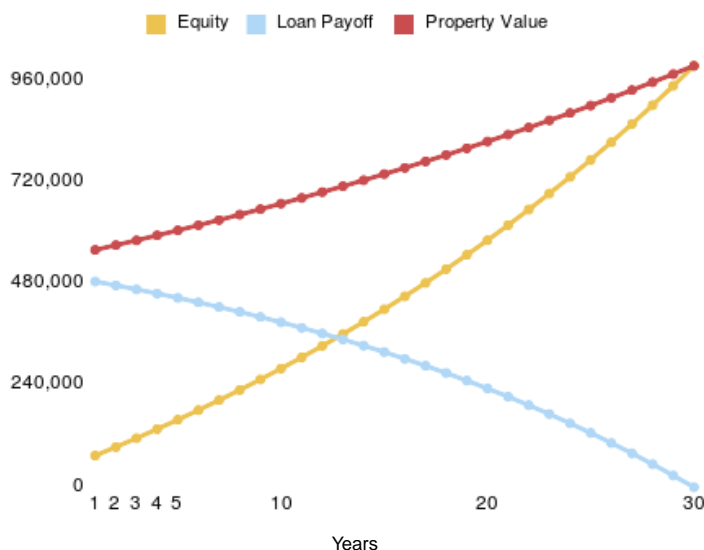
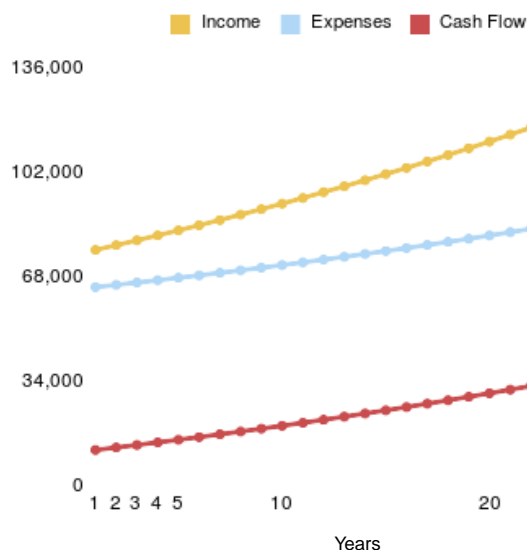
Total Monthly Income:	\$6,445.00
x50% for Expenses:	\$3,222.50
Monthly Payment/Interest Payment:	\$2,363.21
Total Monthly Cashflow using 50% Rule:	\$859.29

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	\$77,340	\$78,887	\$83,715	\$92,428	\$102,048	\$112,670	\$137,344
Total Annual Expenses	\$65,211	\$65,949	\$68,249	\$72,401	\$76,985	\$82,046	\$93,804
Total Annual Cashflow	\$12,129	\$12,938	\$15,466	\$20,027	\$25,063	\$30,623	\$43,540
Cash on Cash ROI	18.66%	19.91%	23.79%	30.81%	38.56%	47.11%	66.98%
Property Value	\$561,000	\$572,220	\$607,244	\$670,447	\$740,228	\$817,271	\$996,249
Equity	\$74,717	\$95,009	\$159,529	\$280,466	\$420,741	\$583,857	\$996,249
Loan Balance	\$486,283	\$477,211	\$447,715	\$389,981	\$319,487	\$233,414	\$0
Total Profit if Sold	\$21,846	\$55,076	\$163,433	\$375,203	\$630,522	\$935,415	\$1,722,975
Annualized Total Return	34%	36%	29%	21%	17%	15%	12%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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