

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$4,800.00	\$2,913.71	\$1,886.29	16.96%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$42,412.00	\$15,521.00	145.84%	13.47%

## Property Information

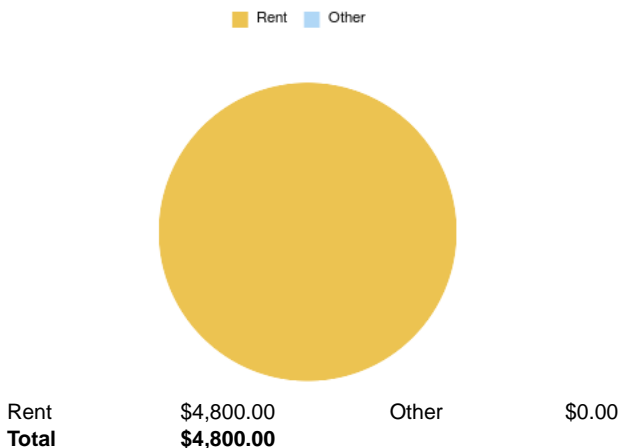
Purchase Price:	\$314,900.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$316,400.00</b>
After Repair Value	\$250,000.00

## Property Description

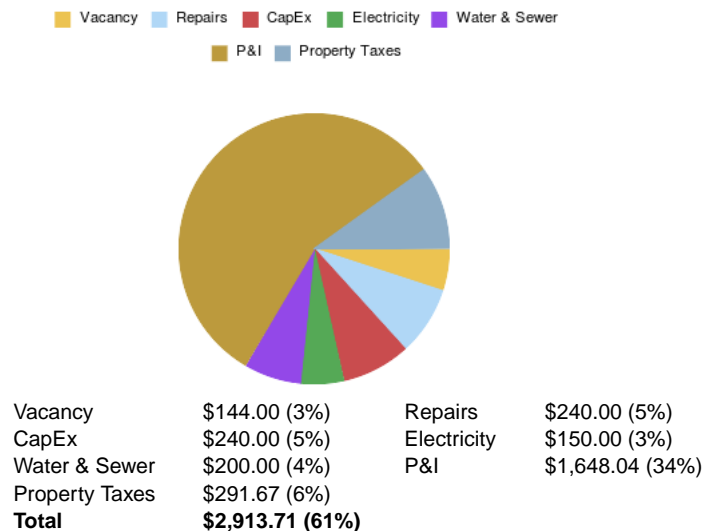
Solid well maintained 4 family building located across the street from Fitchburg State University. Unit 2 has a new furnace, hardwood floors refinished on the 2 larger Units, as well as updating and painting after long tenants moved out 2 years ago. Off street parking for 4 cars and on street permits available through the City. Roof approximately 1

Down Payment:	\$11,021.50
Loan Amount:	\$303,879.00
Loan Points:	\$0.00
Loan Fees:	\$3,000.00
Amortized Over:	30 years
Loan Interest Rate:	5.090%
<b>Monthly P&amp;I:</b>	<b>\$1,648.04</b>

## 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:	-\$53,879.00		
Gross Rent Multiplier:	5.47		
Income-Expense Ratio (2% Rule):	1.52%		
Typical Cap Rate:	10.00%	Debt Coverage Ratio:	2.14
ARV based on Cap Rate:	\$424,120.00		

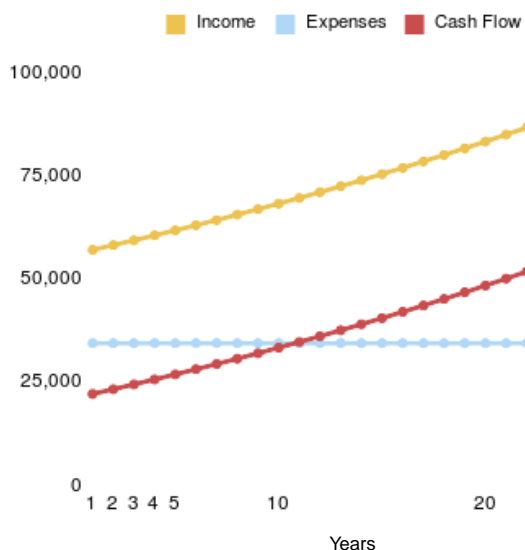
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$4,800.00
x50% for Expenses:	\$2,400.00
Monthly Payment/Interest Payment:	\$1,648.04
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$751.96</b>

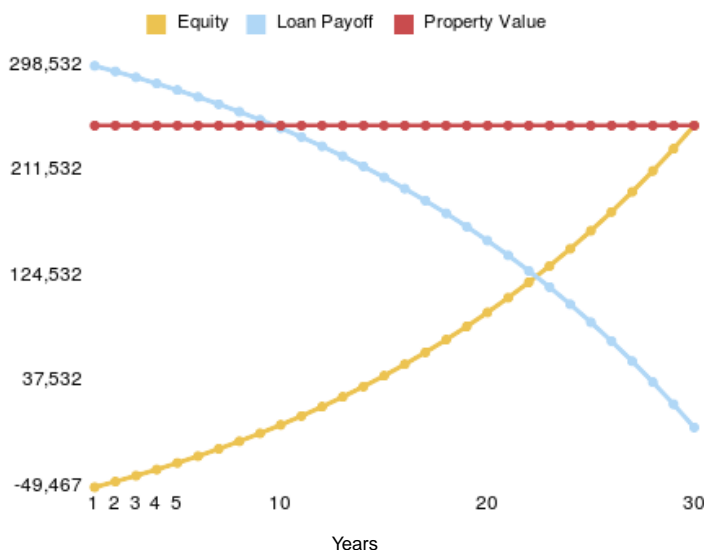
## Analysis Over Time

Annual Growth Assumptions	0%		2%		0%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$57,600	\$58,752	\$62,348	\$68,837	\$76,002	\$83,912	\$102,289
Total Annual Expenses	\$34,965	\$34,965	\$34,965	\$34,965	\$34,965	\$34,965	\$34,965
Total Annual Cashflow	\$22,635	\$23,787	\$27,384	\$33,873	\$41,037	\$48,948	\$67,324
Cash on Cash ROI	145.84%	153.26%	176.43%	218.24%	264.40%	315.36%	433.76%
Property Value	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Equity	-\$49,468	-\$44,827	-\$29,403	\$2,151	\$42,827	\$95,263	\$250,000
Loan Balance	\$299,468	\$294,827	\$279,403	\$247,849	\$207,173	\$154,737	\$0
Total Profit if Sold	-\$42,353	-\$13,925	\$80,007	\$267,688	\$498,939	\$779,980	\$1,522,265
Annualized Total Return	0%	-68%	44%	34%	26%	22%	17%

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



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



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