BiggerPockets®

Detroit 20 unit

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$16,500.00	$14,572.34	$1,927.66	8.86%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$66,390.00	$77,400.00	29.89%	8.86%

Property Information

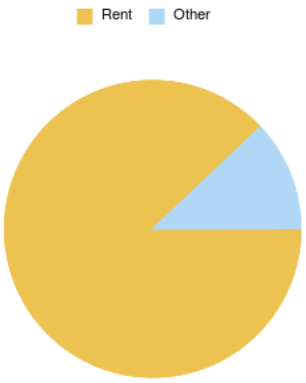
Purchase Price:	$749,000.00
Purchase Closing Costs:	$2,500.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$751,500.00**
After Repair Value	$749,000.00

Property Description

EXCELLENT 20 UNIT INCOME PRODUCING TURN-KEY PROPERTY. START MAKING MONEY THE MINUTE YOU CLOSE. MOST TENANTS HAVE BEEN IN THE UNITS ON AVERAGE OF 3-5 YEARS. NEWER WINDOWS, GUTTERS, HEATING, PLUMBING AND ELECTRICAL. TAXES HAVE BEEN APPEALED AND ARE VERY REASONABLE. NOWHERE ELSE CAN YOU PAY LESS THAN $38,000 PER DOOR AND PRODUCE $725 (ON AVERAGE) IN R

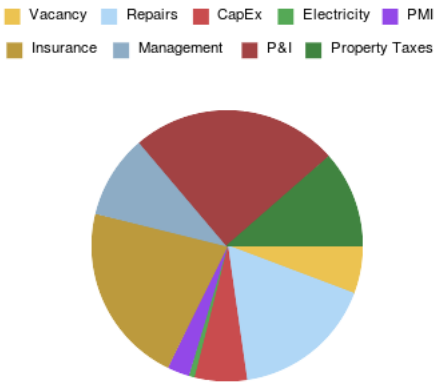
Down Payment:	$74,900.00
Loan Amount:	$674,100.00
Loan Points:	$0.00
Loan Fees:	
Amortized Over:	25 years
Loan Interest Rate:	4.125%
Monthly P&I:	**$3,604.84**

Income



Rent	$14,500.00	Other	$2,000.00
Total	**$16,500.00**		

Expenses



Vacancy	$825.00 (5%)	Repairs	$2,475.00 (15%)
CapEx	$907.50 (6%)	Electricity	$100.00 (1%)
PMI	$385.00 (2%)	Insurance	$3,146.00 (19%)
Management	$1,450.00 (9%)	P&I	$3,604.84 (22%)
Property Taxes	$1,679.00 (10%)		
Total	**$14,572.34 (88%)**		

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:	$74,900.00		
Gross Rent Multiplier:	3.78		
Income-Expense Ratio (2% Rule):	2.20%		
Typical Cap Rate:	6.63%	Debt Coverage Ratio:	1.53
ARV based on Cap Rate:	$1,001,357.47		

50% Rule Cash Flow Estimates

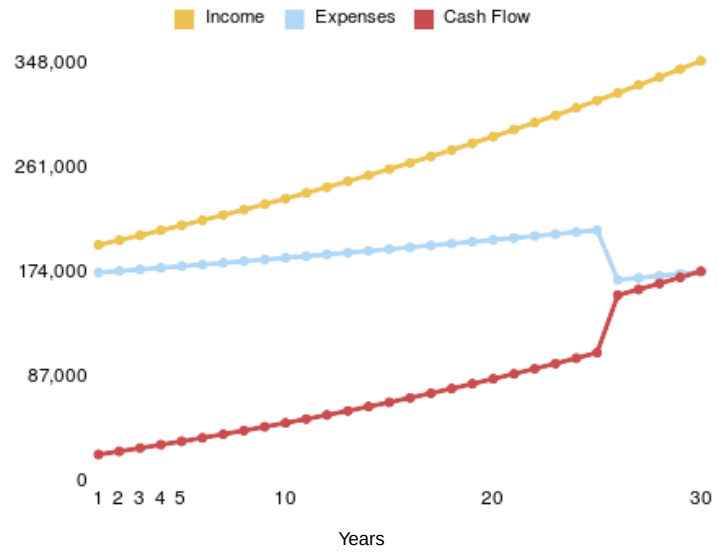
Total Monthly Income:	$16,500.00
x50% for Expenses:	$8,250.00
Monthly Payment/Interest Payment:	$3,604.84
Total Monthly Cashflow using 50% Rule:	**$4,645.16**

Analysis Over Time

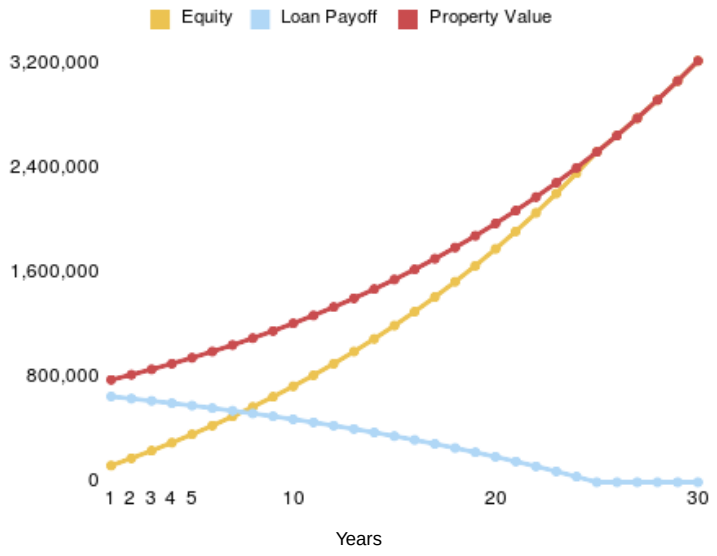
Annual Growth Assumptions	1% Expenses	2% Income	5% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$198,000	$201,960	$214,322	$236,628	$261,257	$288,449	$351,617
Total Annual Expenses	$174,868	$176,184	$180,212	$187,198	$194,540	$202,257	$175,634
Total Annual Cashflow	$23,132	$25,776	$34,110	$49,430	$66,716	$86,191	$175,983
Cash on Cash ROI	29.89%	33.30%	44.07%	63.86%	86.20%	111.36%	227.37%
Property Value	$786,450	$825,773	$955,935	$1,220,042	$1,557,117	$1,987,320	$3,237,135
Equity	$128,097	$183,828	$367,474	$736,799	$1,203,147	$1,792,179	$3,237,135
Loan Balance	$658,353	$641,944	$588,461	$483,243	$353,970	$195,141	$0
Total Profit if Sold	$73,829	$155,336	$432,840	$1,017,931	$1,782,461	$2,762,576	$5,532,723
Annualized Total Return	95%	73%	46%	30%	24%	20%	15%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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