

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,850.00	\$3,597.08	\$1,252.92	7.44%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$46,470.00	\$72,945.00	20.61%	8.45%

Property Information

Purchase Price:	\$550,000.00
Purchase Closing Costs:	\$12,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$562,000.00
After Repair Value	\$625,000.00

Property Description

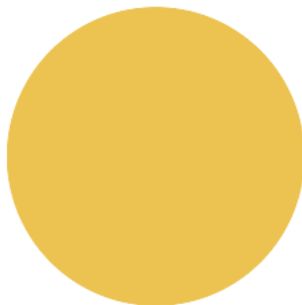
Renovated 4 unit in Middleburg VA. New roof, HVAC, updated electric and plumbing, new finishes ktichens and bathrooms. Unit 1 - 2 BR 1 Bathroom - 1200/month Unit 2 - 2 BR 1 Bathroom - 1200/month Unit 3 - 3 BR 1 Bathroom - 1400/month Unit 4 - Studio - 1050/month Units are rented to two restaurants in town that house staff.



Down Payment:	\$55,000.00
Loan Amount:	\$495,000.00
Loan Points:	\$4,950.00
Loan Fees:	\$995.00
Amortized Over:	30 years
Loan Interest Rate:	4.875%
Monthly P&I:	\$2,619.58

Income

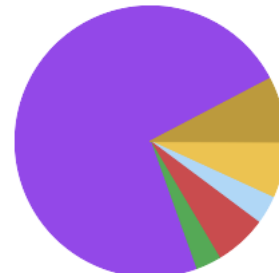
■ Rent ■ Other



Rent	\$4,850.00	Other	\$0.00
Total	\$4,850.00		

Expenses

■ Vacancy ■ Repairs ■ PMI ■ Insurance ■ P&I
■ Property Taxes



Vacancy	\$242.50 (5%)	Repairs	\$121.25 (3%)
PMI	\$225.00 (5%)	Insurance	\$110.00 (2%)
P&I	\$2,619.58 (54%)	Property Taxes	\$278.75 (6%)
Total	\$3,597.08 (74%)		

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:	\$130,000.00		
Gross Rent Multiplier:	9.45		
Income-Expense Ratio (2% Rule):	0.86%		
Typical Cap Rate:	8.00%	Debt Coverage Ratio:	1.48
ARV based on Cap Rate:	\$580,875.00		

50% Rule Cash Flow Estimates

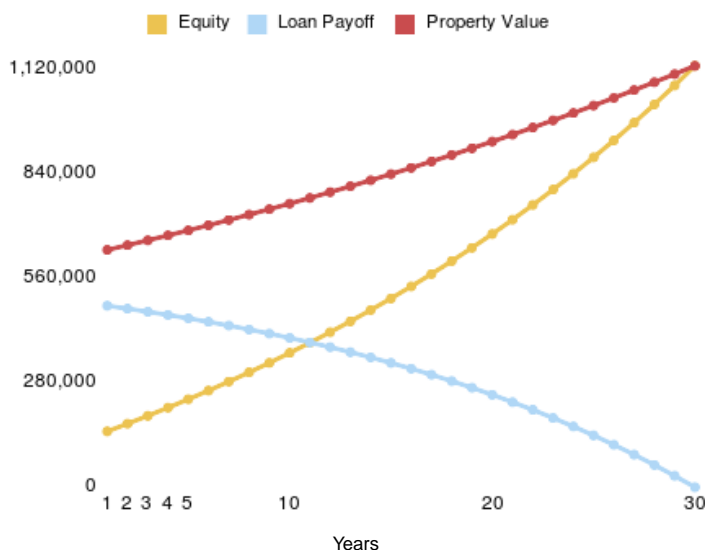
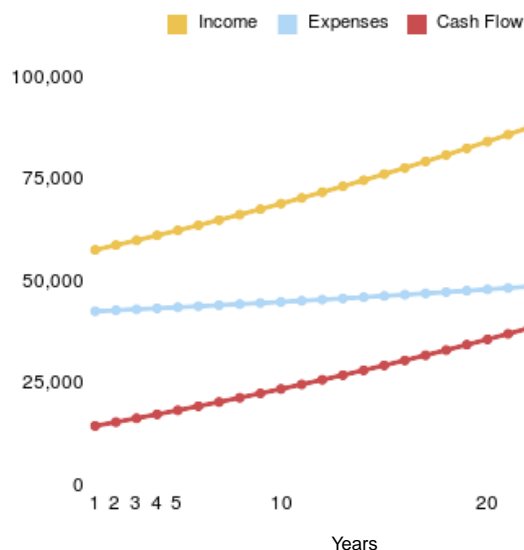
Total Monthly Income:	\$4,850.00
x50% for Expenses:	\$2,425.00
Monthly Payment/Interest Payment:	\$2,619.58
Total Monthly Cashflow using 50% Rule:	-\$194.58

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	\$58,200	\$59,364	\$62,998	\$69,554	\$76,794	\$84,786	\$103,354
Total Annual Expenses	\$43,165	\$43,400	\$44,132	\$45,453	\$46,912	\$48,523	\$52,266
Total Annual Cashflow	\$15,035	\$15,964	\$18,866	\$24,101	\$29,881	\$36,263	\$51,089
Cash on Cash ROI	20.61%	21.89%	25.86%	33.04%	40.96%	49.71%	70.04%
Property Value	\$637,500	\$650,250	\$690,051	\$761,872	\$841,168	\$928,717	\$1,132,101
Equity	\$149,969	\$170,561	\$236,310	\$360,754	\$507,164	\$680,311	\$1,132,101
Loan Balance	\$487,531	\$479,689	\$453,740	\$401,118	\$334,003	\$248,406	\$0
Total Profit if Sold	\$66,559	\$102,605	\$220,420	\$451,818	\$732,673	\$1,070,617	\$1,956,022
Annualized Total Return	91%	55%	32%	22%	17%	15%	12%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	3100
Lot Size (sq. ft)	5900
Year Built	1838
Year Renovated	2017
Units	4
Stories	2
Property Type	Small Multifamily (2-4 Units)
County Appraised Value	362000
Heating	Yes
Cooling	1
Construction	Stucco
Roofing	Metal
Flooring Types	Laminate
Wiring Condition	Updated
Plumbing Condition	Updated

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