

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$1,614.00	\$486.00	8.18%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,319.00	\$22,000.00	26.51%	8.18%

Property Information

MLS Number: 1654543

Purchase Price:	\$175,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$2,000.00
Total Cost of Project:	\$179,500.00
After Repair Value	\$175,000.00

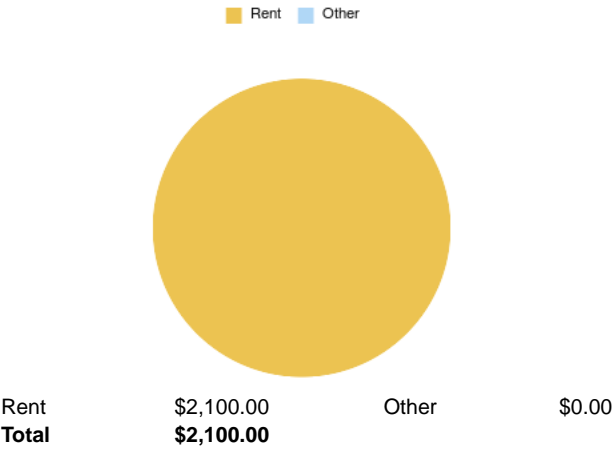
Property Description

Fabulous Bay View duplex with three floors of living space. Upper unit has hard wood floors and lots of living space on 2 floors including 4 bedrooms. Lower unit has been remodeled and new carpet added to the two bedrooms. Great rental history and great rents. Parking in rear for 4 cars. Back yard is very cute and pride of ownership shows through.

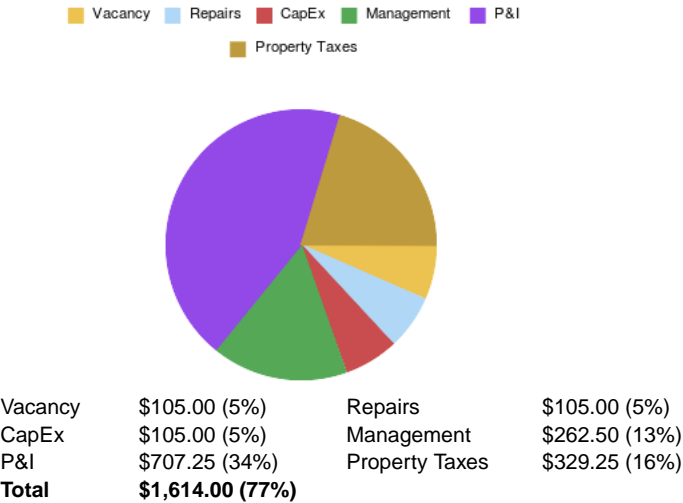


Down Payment:	\$17,500.00
Loan Amount:	\$157,500.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$707.25

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:	\$17,500.00		
Gross Rent Multiplier:	6.94		
Income-Expense Ratio (2% Rule):	1.17%		
Typical Cap Rate:	5.00%	Debt Coverage Ratio:	1.69
ARV based on Cap Rate:	\$286,380.00		

50% Rule Cash Flow Estimates

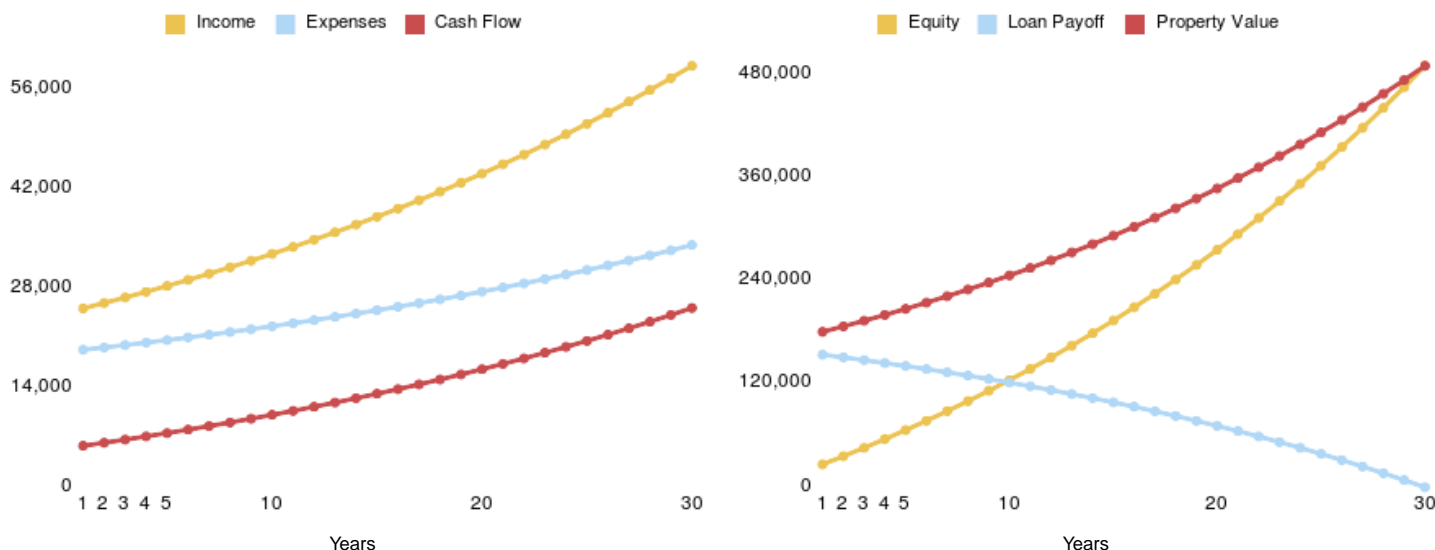
Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$707.25
Total Monthly Cashflow using 50% Rule:	\$342.75

Analysis Over Time

Annual Growth Assumptions	3% Expenses	3% Income	3.5% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$25,200	\$25,956	\$28,363	\$32,880	\$38,117	\$44,188	\$59,385
Total Annual Expenses	\$19,368	\$19,694	\$20,734	\$22,684	\$24,945	\$27,567	\$34,129
Total Annual Cashflow	\$5,832	\$6,262	\$7,629	\$10,196	\$13,172	\$16,622	\$25,257
Cash on Cash ROI	26.51%	28.46%	34.68%	46.35%	59.87%	75.55%	114.80%
Property Value	\$181,125	\$187,464	\$207,845	\$246,855	\$293,186	\$348,213	\$491,189
Equity	\$26,648	\$36,117	\$66,572	\$124,907	\$194,254	\$276,692	\$491,189
Loan Balance	\$154,477	\$151,347	\$141,273	\$121,947	\$98,932	\$71,521	\$0
Total Profit if Sold	-\$388	\$14,963	\$65,688	\$167,378	\$293,677	\$448,817	\$866,342
Annualized Total Return	-2%	30%	32%	24%	19%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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