

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,150.00	\$3,376.87	\$773.13	7.09%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$28,696.00	\$119,000.00	7.80%	7.55%

Property Information

MLS Number: A4429286

Purchase Price:	\$380,000.00
Purchase Closing Costs:	\$19,000.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$404,000.00
After Repair Value	\$405,000.00

Property Description

Two Duplexes immediately next to each other. Both are 3/1 & 2/1. Three units are under long term contract and the fourth is about to be vacant on 6 July, 2019. Two of the occupied units rent for \$1000, one for \$1100. The soon-to-be-open unit could rent for \$1100-1200 / mos. Many updates and most CapEx items are recently updated.

Down Payment:	\$95,000.00
Loan Amount:	\$285,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	\$1,618.20

Income

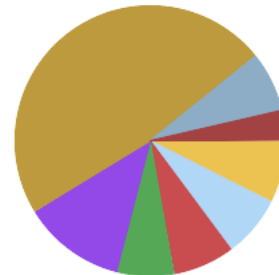
■ Rent ■ Other



Rent	\$4,150.00	Other	\$0.00
Total	\$4,150.00		

Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Insurance ■ Management
■ P&I ■ Property Taxes ■ Misc



Vacancy	\$249.00 (6%)	Repairs	\$249.00 (6%)
CapEx	\$249.00 (6%)	Insurance	\$230.00 (6%)
Management	\$415.00 (10%)	P&I	\$1,618.20 (39%)
Property Taxes	\$241.67 (6%)	Misc	\$125.00 (3%)
Total	\$3,376.87 (81%)		

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:	\$120,000.00
Gross Rent Multiplier:	7.63
Income-Expense Ratio (2% Rule):	1.03%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

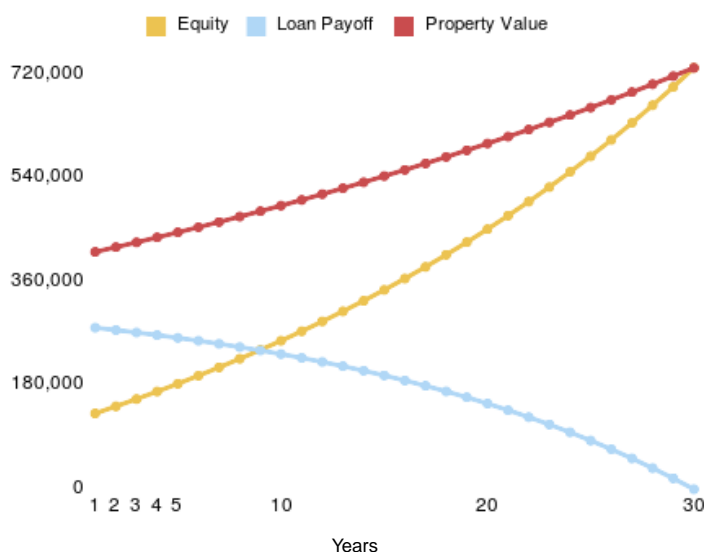
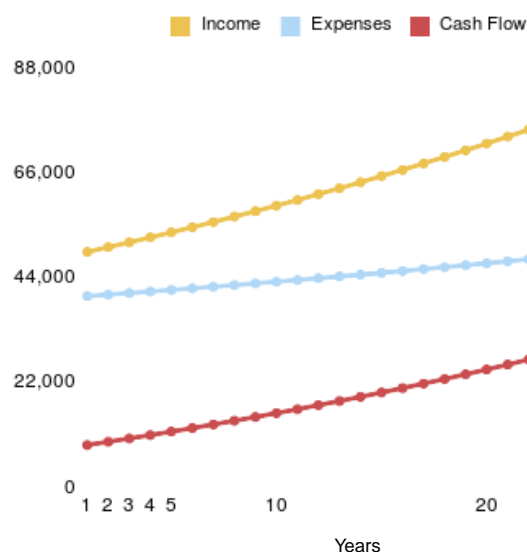
Total Monthly Income:	\$4,150.00
x50% for Expenses:	\$2,075.00
Monthly Payment/Interest Payment:	\$1,618.20
Total Monthly Cashflow using 50% Rule:	\$456.80

Analysis Over Time

Annual Growth Assumptions	1.5% Expenses		2% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$49,800	\$50,796	\$53,905	\$59,516	\$65,710	\$72,549	\$88,437
Total Annual Expenses	\$40,522	\$40,839	\$41,817	\$43,548	\$45,413	\$47,422	\$51,918
Total Annual Cashflow	\$9,278	\$9,957	\$12,088	\$15,967	\$20,297	\$25,127	\$36,519
Cash on Cash ROI	7.80%	8.37%	10.16%	13.42%	17.06%	21.11%	30.69%
Property Value	\$413,100	\$421,362	\$447,153	\$493,693	\$545,077	\$601,809	\$733,601
Equity	\$131,939	\$144,257	\$183,640	\$258,451	\$347,031	\$452,702	\$733,601
Loan Balance	\$281,161	\$277,105	\$263,513	\$235,242	\$198,046	\$149,107	\$0
Total Profit if Sold	-\$14,962	\$6,569	\$77,732	\$220,261	\$396,851	\$613,179	\$1,194,100
Annualized Total Return	-13%	3%	11%	11%	10%	10%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	3550
Lot Size (sq. ft)	1400
Year Built	1978
Units	4
Stories	1
Property Type	Small Multifamily (2-4 Units)
Cooling	1
Construction	Block
Roofing	2015
Flooring Types	Tile / Laminate
Siding Material	Stucco

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