

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,280.00	\$1,873.35	\$406.65	6.48%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$16,859.60	\$26,650.00	18.31%	8.87%

## Property Information

Purchase Price:	\$190,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$20,000.00
<b>Total Cost of Project:</b>	<b>\$210,000.00</b>
After Repair Value	\$260,000.00

## Property Description

Asking price is 259,900 The current gross rent is \$2280 for whole apartment. It may need a new roof Check out the pictures to get a look at inside also see Other property information to get more details.



Down Payment:	\$6,650.00
Loan Amount:	\$183,350.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.125%
<b>Monthly P&amp;I:</b>	<b>\$998.32</b>

## Income

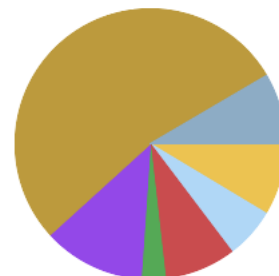
■ Rent ■ Other



Rent	\$2,280.00	Other	\$0.00
<b>Total</b>	<b>\$2,280.00</b>		

## Expenses

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



Vacancy	\$159.60 (7%)	Repairs	\$114.00 (5%)
CapEx	\$159.60 (7%)	Insurance	\$54.00 (2%)
Management	\$228.00 (10%)	P&I	\$998.32 (44%)
Property Taxes	\$159.83 (7%)		
<b>Total</b>	<b>\$1,873.35 (82%)</b>		

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:	\$76,650.00
Gross Rent Multiplier:	6.94
Income-Expense Ratio (2% Rule):	1.09%
ARV based on Cap Rate:	-

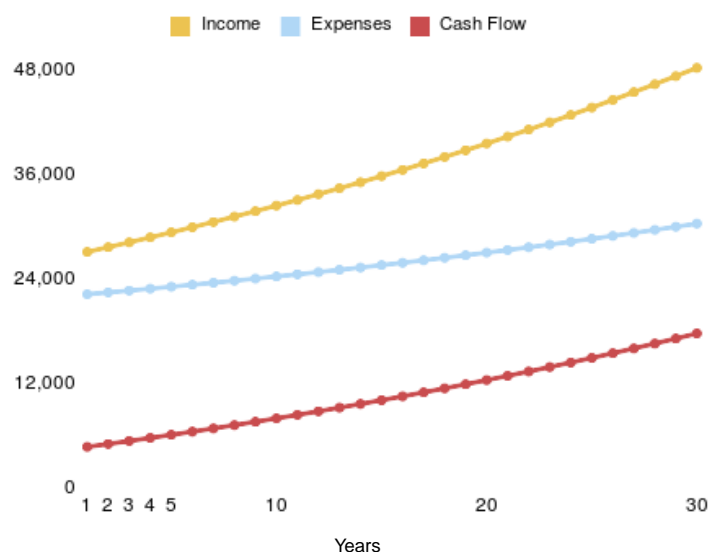
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,280.00
x50% for Expenses:	\$1,140.00
Monthly Payment/Interest Payment:	\$998.32
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$141.68</b>

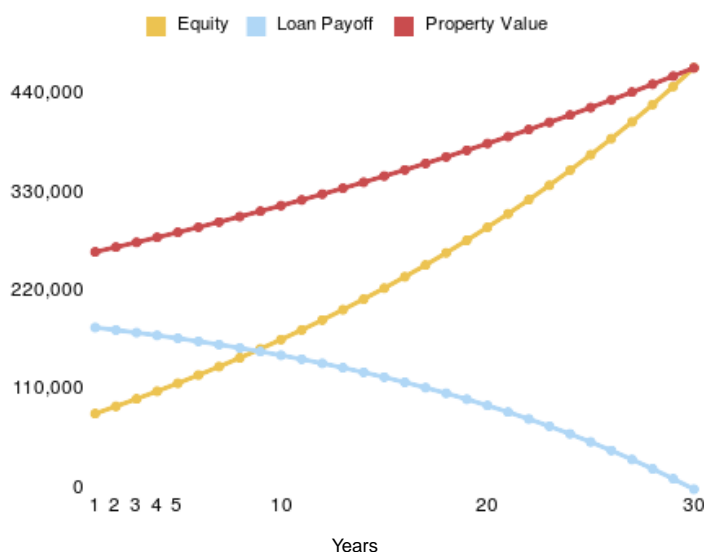
## Analysis Over Time

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	\$27,360	\$27,907	\$29,615	\$32,698	\$36,101	\$39,858	\$48,587
Total Annual Expenses	\$22,480	\$22,690	\$23,346	\$24,529	\$25,835	\$27,277	\$30,627
Total Annual Cashflow	\$4,880	\$5,217	\$6,270	\$8,169	\$10,266	\$12,581	\$17,960
Cash on Cash ROI	18.31%	19.58%	23.53%	30.65%	38.52%	47.21%	67.39%
Property Value	\$265,200	\$270,504	\$287,061	\$316,939	\$349,926	\$386,346	\$470,954
Equity	\$84,495	\$92,582	\$118,397	\$167,239	\$224,717	\$292,764	\$470,954
Loan Balance	\$180,705	\$177,922	\$168,664	\$149,700	\$125,209	\$93,583	\$0
Total Profit if Sold	\$36,204	\$48,978	\$90,880	\$173,705	\$274,937	\$397,527	\$721,776
Annualized Total Return	136%	68%	35%	22%	18%	15%	12%

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



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



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<b>House Size (sq. ft)</b>	3205
<b>Units</b>	4
<b>Property Type</b>	Small Multifamily (2-4 Units)
<b>Other Info</b>	Brick quadraplex 5 minutes from downtown! All units rented easily because of its location! "2018 & updated 2019 Profit & Loss statements and Rent roll are available upon request – monthly rent is \$2280." Each unit has 2 bedrooms, 1 bath - main level living room and kitchen (no appliances) with breakfast area, and upstairs - 2 bedrooms and hall bath. 4 paved parking space (1 per unit) but also 4 parking spaces across front of unit on road. Central air, gas heat packs, electric water heaters, separate water, electric, and gas meters. A recent termite bond was obtained and is transferable. If square footage is important to buyer, buyer must verify. Property being Sold As-Is. Owner making no repairs to property.



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