Boonton 2 Fam $300K Cul de Sac

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,600.00	$3,895.66	-$295.66	3.88%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$15,504.00	$75,200.00	-4.72%	4.85%

Property Information

MLS Number: 3376591

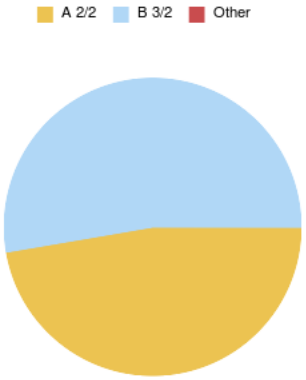


Purchase Price:	$320,000.00
Purchase Closing Costs:	$14,000.00
Estimated Repair Costs:	$50,000.00
Total Cost of Project:	**$384,000.00**
After Repair Value	$400,000.00

Property Description
A neat clean 2 bedroom rental on private cul-de-sac location with oversized large yard to share with use of separate laundry in bsmt-The unit shows really well and offers 2 full baths-Pets negotiable *Tenant pays Electric, Gas, Heat

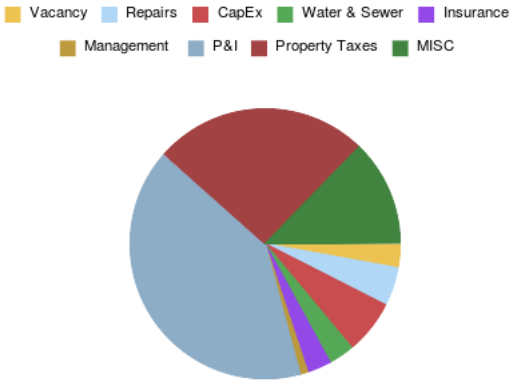
Down Payment:	$11,200.00
Loan Amount:	$308,800.00
Loan Points:	$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.625%
Monthly P&I:	**$1,587.66**

Income



A 2/2	$1,700.00	B 3/2	$1,900.00
Other	$0.00		
Total	**$3,600.00**		

Expenses



Vacancy	$108.00 (3%)	Repairs	$180.00 (5%)
CapEx	$252.00 (7%)	Water & Sewer	$120.00 (3%)
Insurance	$112.00 (3%)	Management	$36.00 (1%)
P&I	$1,587.66 (44%)	Property Taxes	$1,000.00 (28%)
MISC	$500.00 (14%)		
Total	**$3,895.66 (108%)**		

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:	$91,200.00
Gross Rent Multiplier:	7.41
Income-Expense Ratio (2% Rule):	0.94%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

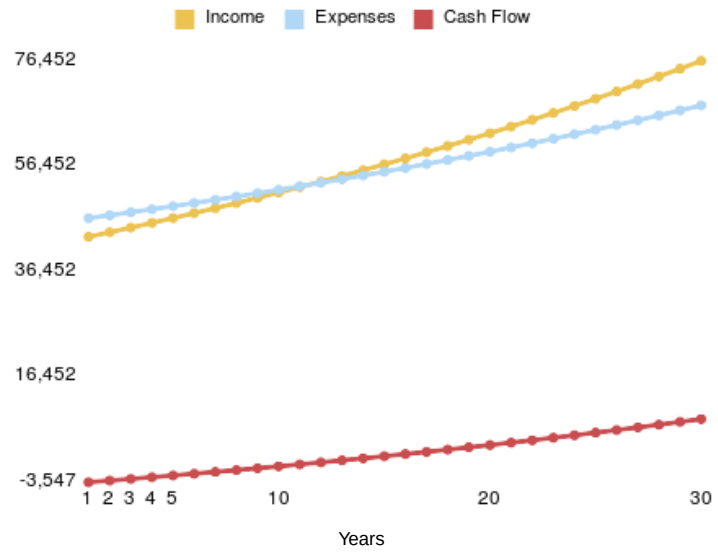
Total Monthly Income:	$3,600.00
x50% for Expenses:	$1,800.00
Monthly Payment/Interest Payment:	$1,587.66
Total Monthly Cashflow using 50% Rule:	**$212.34**

Analysis Over Time

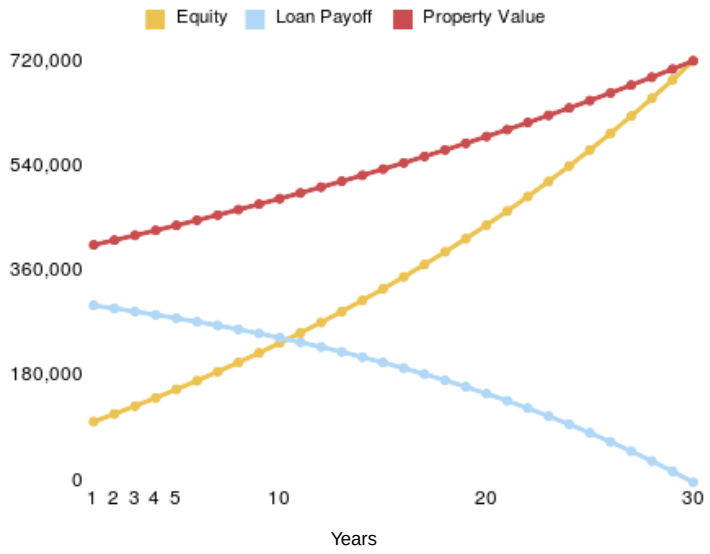
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$43,200	$44,064	$46,761	$51,628	$57,001	$62,934	$76,716
Total Annual Expenses	$46,748	$47,302	$49,031	$52,151	$55,596	$59,400	$68,236
Total Annual Cashflow	-$3,548	-$3,238	-$2,270	-$523	$1,405	$3,534	$8,481
Cash on Cash ROI	-4.72%	-4.31%	-3.02%	-0.70%	1.87%	4.70%	11.28%
Property Value	$408,000	$416,160	$441,632	$487,598	$538,347	$594,379	$724,545
Equity	$104,072	$117,335	$159,607	$239,299	$332,531	$442,074	$724,545
Loan Balance	$303,928	$298,825	$282,025	$248,299	$205,817	$152,305	$0
Total Profit if Sold	-$11,396	-$2,105	$30,084	$99,460	$191,217	$309,047	$641,544
Annualized Total Return	-15%	-1%	7%	9%	9%	8%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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Year Built	1900
Year Renovated	2000
Units	2
Property Type	Small Multifamily (2-4 Units)
Fireplace	Yes
Other Info	*Tenant pays Electric, Gas, Heat

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