

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,400.00	\$1,041.73	\$1,358.27	33.14%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$18,227.00	\$19,975.00	81.60%	45.68%

Property Information

MLS Number: 2140079

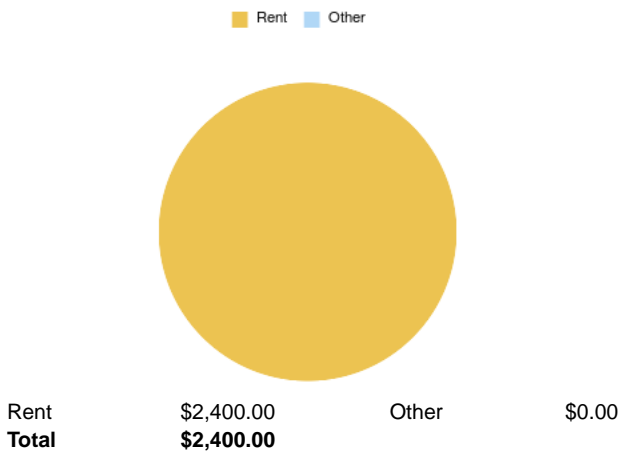
Purchase Price:	\$39,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$8,000.00
Total Cost of Project:	\$49,900.00
After Repair Value	\$55,000.00

Property Description

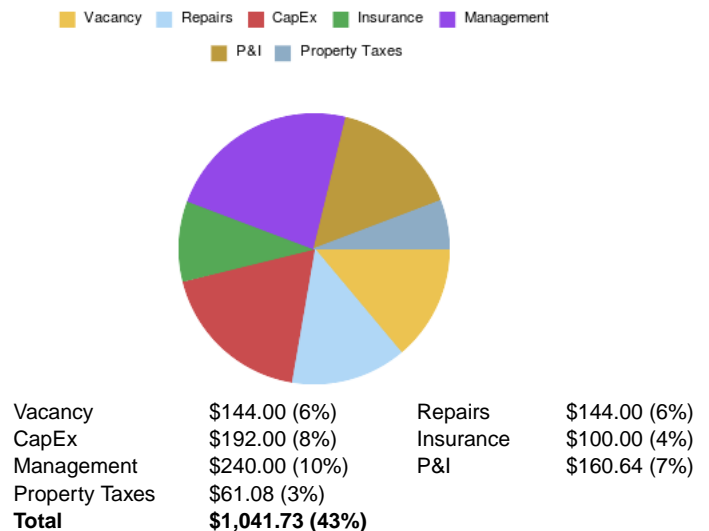
Attention Investors! Lowest priced FOURPLEX in Saint Joseph! Brand new roof and gutters! With a total of 4 units, all 1br/1ba, you can live in one unit for free while the other units pay your mortgage. Endless cashflow possibilities. Motivated seller, so bring all offers! Possible owner financing. Dir: From 36 highway take the 22nd St. north exit,

Down Payment:	\$9,975.00
Loan Amount:	\$29,925.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$160.64

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:	\$25,075.00
Gross Rent Multiplier:	1.39
Income-Expense Ratio (2% Rule):	4.81%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

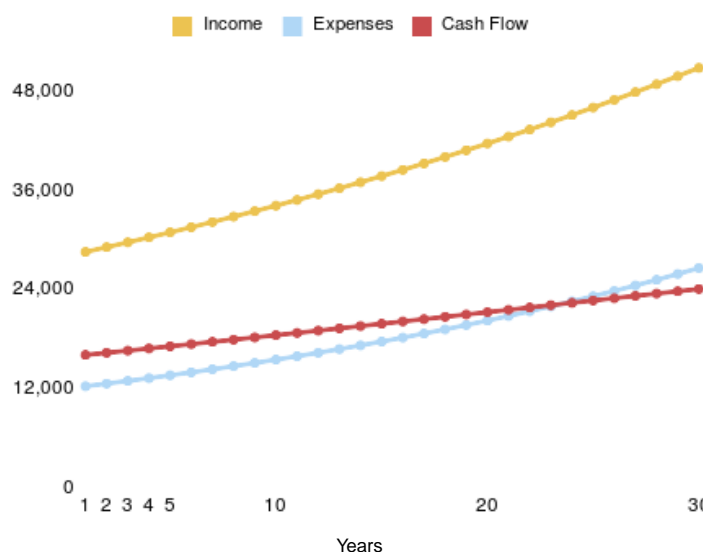
Total Monthly Income:	\$2,400.00
x50% for Expenses:	\$1,200.00
Monthly Payment/Interest Payment:	\$160.64
Total Monthly Cashflow using 50% Rule:	\$1,039.36

Analysis Over Time

Annual Growth Assumptions	3% Expenses		2% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$28,800	\$29,376	\$31,174	\$34,419	\$38,001	\$41,956	\$51,144
Total Annual Expenses	\$12,501	\$12,818	\$13,828	\$15,723	\$17,920	\$20,468	\$26,844
Total Annual Cashflow	\$16,299	\$16,558	\$17,346	\$18,696	\$20,081	\$21,489	\$24,301
Cash on Cash ROI	81.60%	82.89%	86.84%	93.59%	100.53%	107.58%	121.66%
Property Value	\$56,100	\$57,222	\$60,724	\$67,045	\$74,023	\$81,727	\$99,625
Equity	\$26,617	\$28,203	\$33,245	\$42,703	\$53,708	\$66,581	\$99,625
Loan Balance	\$29,483	\$29,019	\$27,480	\$24,342	\$20,314	\$15,146	\$0
Total Profit if Sold	\$21,258	\$39,368	\$95,552	\$195,584	\$304,001	\$421,264	\$684,175
Annualized Total Return	106%	72%	42%	27%	20%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	3200
Year Built	1917
Units	4
Stories	2
Property Type	Small Multifamily (2-4 Units)
County Appraised Value	67200
Roofing	composition

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