

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$6,100.00	\$8,285.08	-\$2,185.08	1.88%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$18,236.00	\$205,700.00	-12.75%	1.88%

## Property Information

MLS Number: PW19151439

Purchase Price:	\$970,000.00
Purchase Closing Costs:	\$9,700.00
Estimated Repair Costs:	\$2,000.00
<b>Total Cost of Project:</b>	<b>\$981,700.00</b>
After Repair Value	\$970,000.00

## Property Description

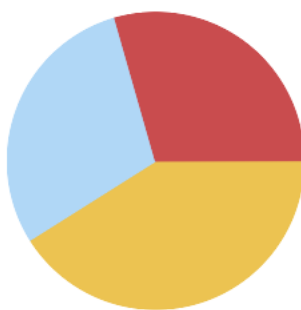
Located on a tree-lined street in the heart of Atwater Village, this unique property features 3-Units. Two units are adjacent to each other, and the third unit is detached and located at the rear of the property. The first unit features 1 bedroom, 1 bath and is in its original condition. The adjacent unit also includes 1 bedroom, 1 bath and feature



Down Payment:	\$194,000.00
Loan Amount:	\$776,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	4.000%
<b>Monthly P&amp;I:</b>	<b>\$3,704.74</b>

## Income

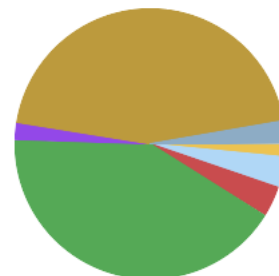
3 2 1 Other



3	\$2,500.00	2	\$1,800.00
1	\$1,800.00	Other	\$0.00
<b>Total</b>	<b>\$6,100.00</b>		

## Expenses

Vacancy Repairs CapEx PMI Insurance P&I  
Property Taxes



Vacancy	\$122.00 (2%)	Repairs	\$305.00 (5%)
CapEx	\$305.00 (5%)	PMI	\$3,448.00 (57%)
Insurance	\$167.00 (3%)	P&I	\$3,704.74 (61%)
Property Taxes	\$233.33 (4%)		
<b>Total</b>	<b>\$8,285.08 (136%)</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:	\$194,000.00
Gross Rent Multiplier:	13.25
Income-Expense Ratio (2% Rule):	0.62%
ARV based on Cap Rate:	-

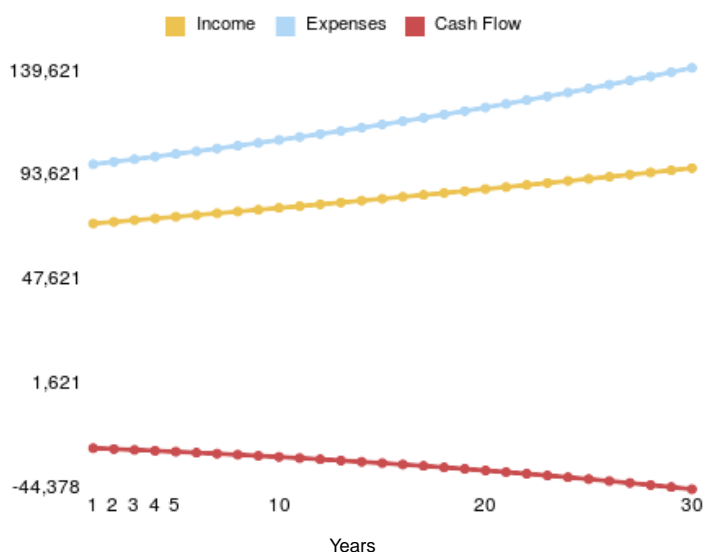
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$6,100.00
x50% for Expenses:	\$3,050.00
Monthly Payment/Interest Payment:	\$3,704.74
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>-\$654.74</b>

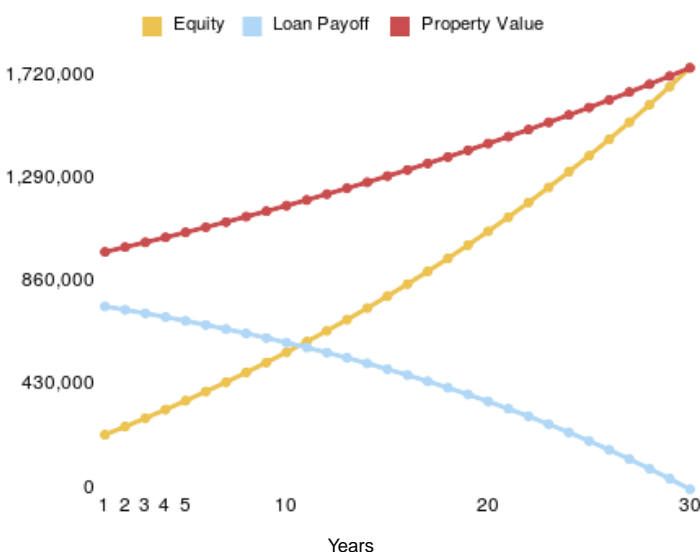
## Analysis Over Time

Annual Growth Assumptions	2% Expenses		1% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$73,200	\$73,932	\$76,172	\$80,058	\$84,142	\$88,434	\$97,686
Total Annual Expenses	\$99,421	\$100,520	\$103,952	\$110,144	\$116,981	\$124,529	\$142,064
Total Annual Cashflow	-\$26,221	-\$26,588	-\$27,779	-\$30,086	-\$32,839	-\$36,096	-\$44,379
Cash on Cash ROI	-12.75%	-12.93%	-13.50%	-14.63%	-15.96%	-17.55%	-21.57%
Property Value	\$989,400	\$1,009,188	\$1,070,958	\$1,182,425	\$1,305,492	\$1,441,369	\$1,757,021
Equity	\$227,066	\$261,076	\$369,086	\$571,061	\$804,640	\$1,075,451	\$1,757,021
Loan Balance	\$762,334	\$748,112	\$701,873	\$611,364	\$500,852	\$365,918	\$0
Total Profit if Sold	-\$74,113	-\$68,076	-\$46,507	\$2,016	\$68,479	\$156,027	\$411,092
Annualized Total Return	-36%	-18%	-5%	0%	2%	3%	4%

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



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



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