

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,000.00	\$2,705.83	\$294.17	7.89%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$19,731.60	\$61,000.00	5.79%	8.58%

Property Information

Purchase Price:	\$230,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$245,000.00
After Repair Value	\$250,000.00

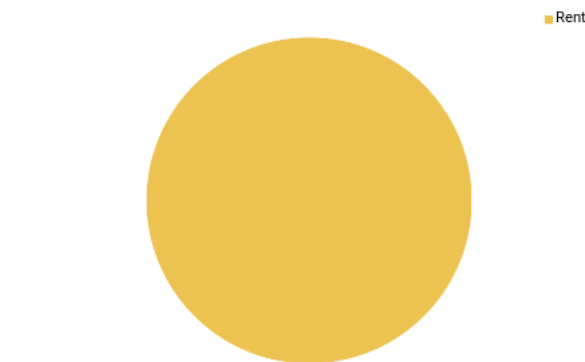
Property Description

This four-unit property has had quite a few updates in the last several years including vinyl windows, updated showers, luxury vinyl flooring. In 2023, the roof was replaced, all electrical was checked by electrician and appropriate safety updates made, and permanent wall heat was installed! Currently all units are rented, bringing in 3000 dolla...



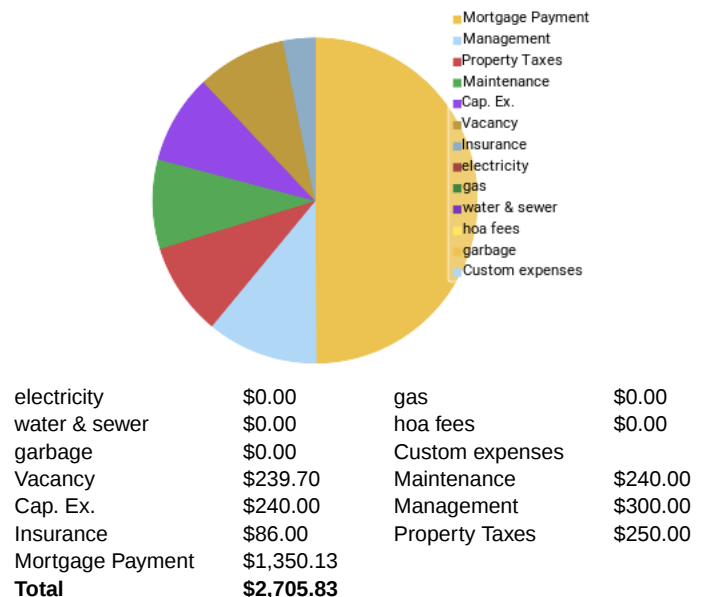
Down Payment:	\$46,000.00
Loan Amount:	\$184,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	\$1,350.13

Income



Rent	\$3,000.00
Total	\$3,000.00

Expenses



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Financial Projections

Total Initial Equity:	\$66,000.00		
Gross Rent Multiplier:	6.39		
Income-Expense Ratio (2% Rule):	1.22%		
Typical Cap Rate:	8.58%	Debt Coverage Ratio:	1.22
ARV based on Cap Rate:	\$230,000.00		

50% Rule Cash Flow Estimates

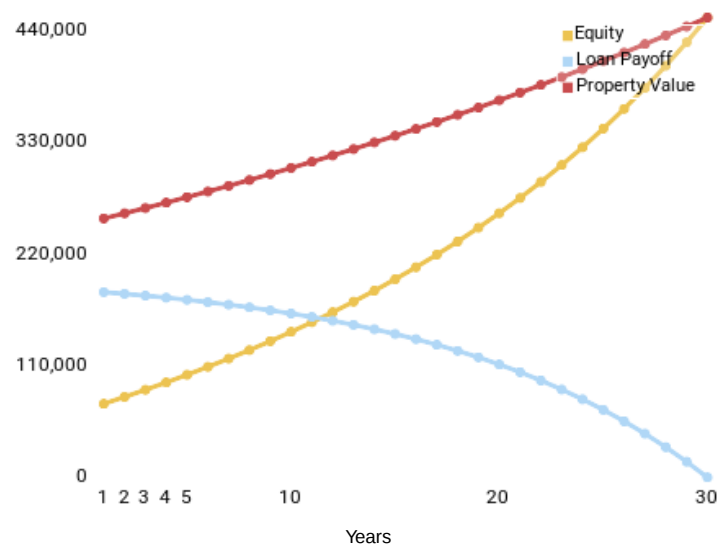
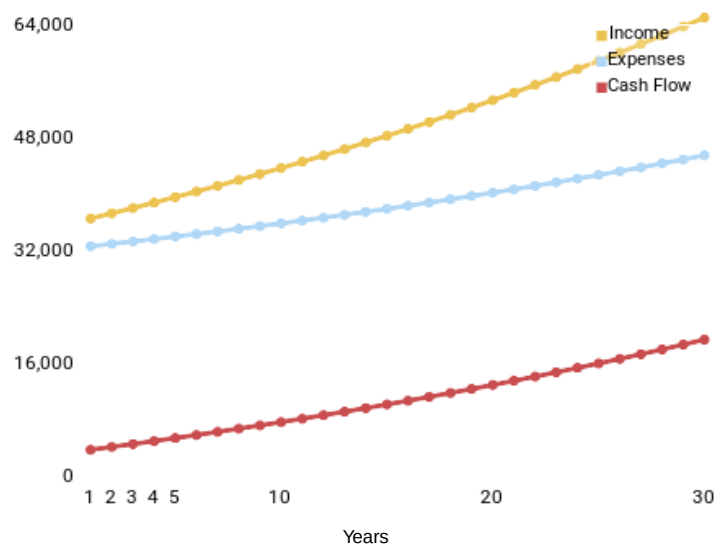
Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,350.13
Total Monthly Cash Flow using 50% Rule:	\$149.87

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$36,720	\$37,454	\$39,747	\$43,884	\$48,451	\$53,494	\$65,209
Total Annual Expenses	\$32,795	\$33,127	\$34,163	\$36,033	\$38,097	\$40,376	\$45,669
Total Annual Cashflow	\$3,925	\$4,327	\$5,584	\$7,851	\$10,355	\$13,119	\$19,540
Cash on Cash ROI	6.43%	7.09%	9.15%	12.87%	16.97%	21.51%	32.03%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$72,537	\$79,302	\$101,092	\$143,335	\$195,189	\$260,207	\$452,840
Loan Balance	\$182,463	\$180,798	\$174,929	\$161,413	\$141,278	\$111,279	\$0
Total Profit if Sold	-\$3,663	\$7,046	\$43,120	\$117,840	\$213,982	\$336,330	\$688,314
Compound Annual Growth Rate	-6%	6%	11%	11%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

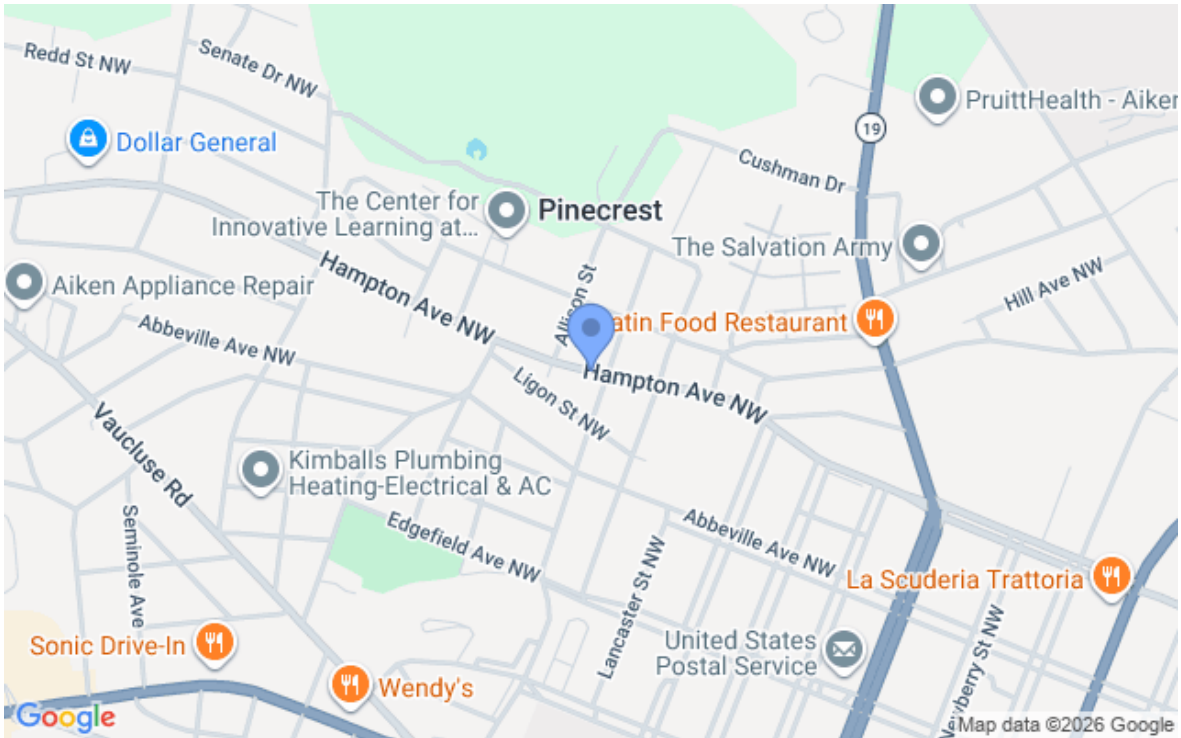


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House Size (sq. ft)
Year Built

2016.0
1942



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