

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,750.00	\$5,538.39	\$211.61	8.22%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$25,879.00	\$34,000.00	7.47%	9.24%

Property Information

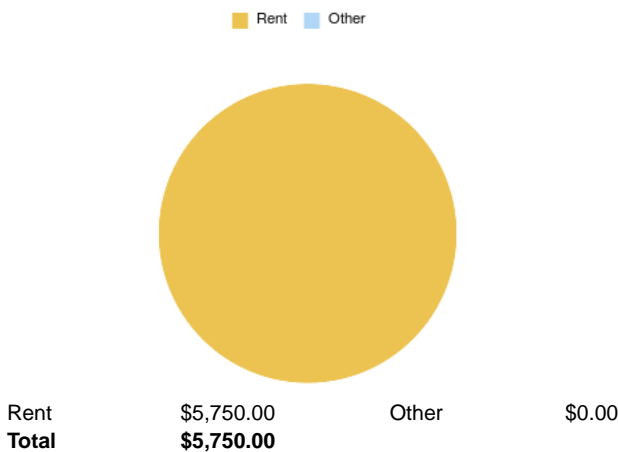
Purchase Price:	\$280,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$4,000.00
Total Cost of Project:	\$286,000.00
After Repair Value	\$315,000.00

Property Description

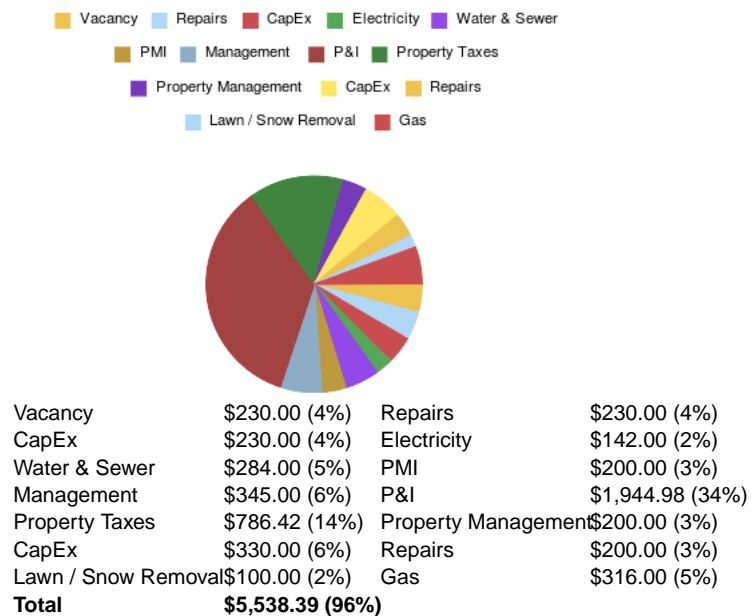
4 Apartment Building with 2 store front commercial spaces. 10 Garages which are presently rented.

Down Payment:	\$28,000.00
Loan Amount:	\$252,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	25 years
Loan Interest Rate:	8.000%
Monthly P&I:	\$1,944.98

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:	\$63,000.00
Gross Rent Multiplier:	4.06
Income-Expense Ratio (2% Rule):	2.01%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates

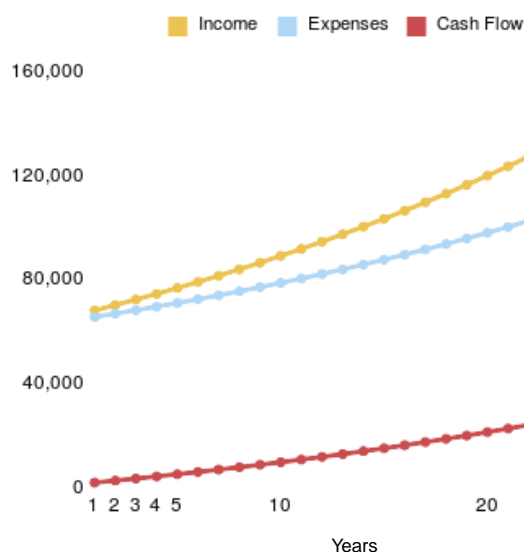
Total Monthly Income:	\$5,750.00
x50% for Expenses:	\$2,875.00
Monthly Payment/Interest Payment:	\$1,944.98
Total Monthly Cashflow using 50% Rule:	\$930.02

Analysis Over Time

Annual Growth Assumptions	3% Expenses	3% Income	3% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$69,000	\$71,070	\$77,660	\$90,029	\$104,369	\$120,992	\$162,603
Total Annual Expenses	\$66,461	\$67,754	\$71,873	\$79,603	\$88,564	\$98,953	\$101,617
Total Annual Cashflow	\$2,539	\$3,316	\$5,787	\$10,427	\$15,805	\$22,039	\$60,986
Cash on Cash ROI	7.47%	9.75%	17.02%	30.67%	46.48%	64.82%	179.37%
Property Value	\$324,450	\$334,184	\$365,171	\$423,334	\$490,760	\$568,925	\$764,588
Equity	\$75,749	\$89,055	\$132,641	\$219,810	\$330,452	\$473,002	\$764,588
Loan Balance	\$248,701	\$245,128	\$232,530	\$203,524	\$160,308	\$95,923	\$0
Total Profit if Sold	\$34,555	\$50,885	\$108,382	\$236,387	\$412,955	\$650,518	\$1,355,361
Annualized Total Return	102%	58%	33%	23%	19%	16%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built	1920
Units	4
Stories	2
Property Type	Small Multifamily (2-4 Units)
County Appraised Value	250900
Heating	Yes
Cooling	1
Garage	1
Construction	Mansory / Shingles
Roofing	Slate / Shingles
Wiring Condition	newer
Plumbing Condition	Newer
Siding Material	Siding / T1-11

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