

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,750.00	\$1,672.74	\$77.26	6.36%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$5,725.00	\$26,720.00	3.47%	6.36%

Property Information

MLS Number: 1582125

Purchase Price:	\$90,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$98,000.00
After Repair Value	\$90,000.00

Property Description

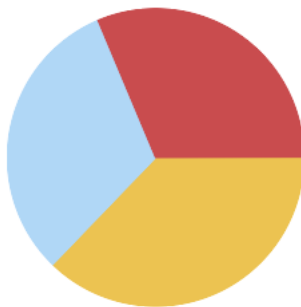
Recently Updated & Fully Rented Triplex W/ Detached Garage & 2nd Floor Balcony. 1st Floor Unit 2 Bedroom Is Renting For \$550 & Tenant Pays Gas & Electric. 2nd Floor Unit 3 Bedroom Is Renting For \$650 & Tenant Pays Gas & Electric. 3rd Floor Unit 1 Bedroom Is Renting For \$550 W/ Utilities Included. Owner Pays Water. Great Investment Opportunity!



Down Payment:	\$18,000.00
Loan Amount:	\$72,000.00
Loan Points:	\$720.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.300%
Monthly P&I:	\$399.82

Income

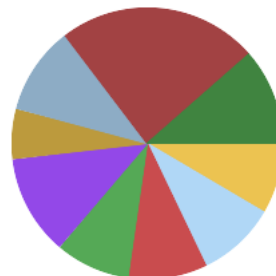
3BR 2BR 1BR Other



3BR	\$650.00	2BR	\$550.00
1BR	\$550.00	Other	\$0.00
Total	\$1,750.00		

Expenses

Vacancy Repairs CapEx Electricity Water & Sewer
Insurance Management P&I Property Taxes



Vacancy	\$140.00 (8%)	Repairs	\$157.50 (9%)
CapEx	\$157.50 (9%)	Electricity	\$150.00 (9%)
Water & Sewer	\$200.00 (11%)	Insurance	\$100.00 (6%)
Management	\$175.00 (10%)	P&I	\$399.82 (23%)
Property Taxes	\$192.92 (11%)		
Total	\$1,672.74 (96%)		

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:	\$18,000.00
Gross Rent Multiplier:	4.29
Income-Expense Ratio (2% Rule):	1.79%
ARV based on Cap Rate:	-

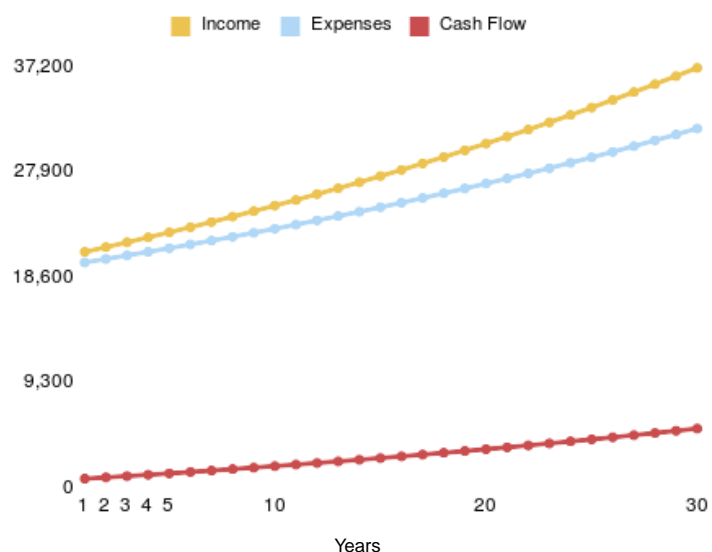
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,750.00
x50% for Expenses:	\$875.00
Monthly Payment/Interest Payment:	\$399.82
Total Monthly Cashflow using 50% Rule:	\$475.18

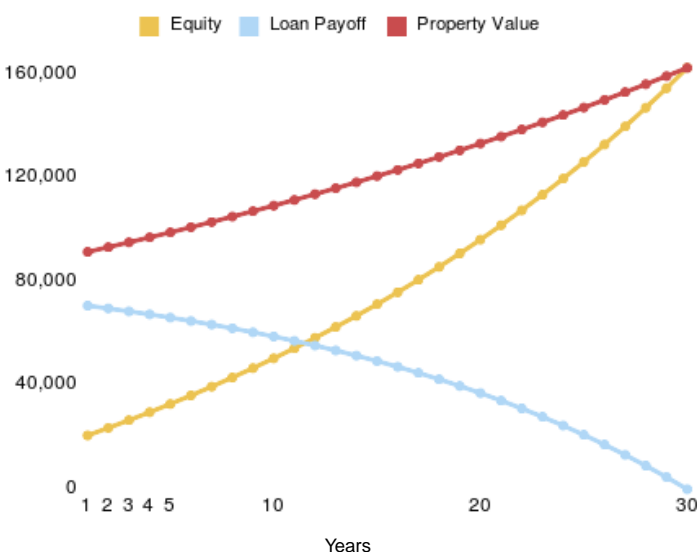
Analysis Over Time

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	\$21,000	\$21,420	\$22,731	\$25,097	\$27,709	\$30,593	\$37,293
Total Annual Expenses	\$20,073	\$20,378	\$21,332	\$23,053	\$24,953	\$27,051	\$31,924
Total Annual Cashflow	\$927	\$1,042	\$1,399	\$2,044	\$2,756	\$3,542	\$5,369
Cash on Cash ROI	3.47%	3.90%	5.24%	7.65%	10.32%	13.26%	20.09%
Property Value	\$91,800	\$93,636	\$99,367	\$109,709	\$121,128	\$133,735	\$163,023
Equity	\$20,806	\$23,703	\$32,974	\$50,621	\$71,554	\$96,556	\$163,023
Loan Balance	\$70,994	\$69,933	\$66,393	\$59,089	\$49,574	\$37,179	\$0
Total Profit if Sold	-\$13,249	-\$9,476	\$3,115	\$28,736	\$60,970	\$100,946	\$209,948
Annualized Total Return	-50%	-20%	2%	8%	8%	8%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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.

House Size (sq. ft)	2575
Year Built	1918
Units	3
Stories	3
Property Type	Small Multifamily (2-4 Units)
County Appraised Value	30000
Heating	Yes
Garage	1
Construction	Brick
Roofing	Shingle
Siding Material	Brick
Other Info	2 furnaces, window A/C units. Detached 2 car garage. Back deck (2 story).

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.