

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,700.00	\$2,019.60	\$680.40	6.97%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$19,438.00	\$107,500.00	7.60%	7.78%

## Property Information

MLS Number: 1042738

Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$30,000.00
<b>Total Cost of Project:</b>	<b>\$282,500.00</b>
After Repair Value	\$279,000.00

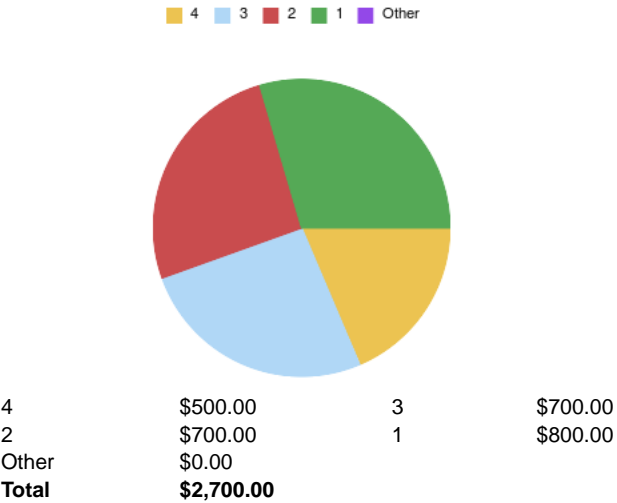


## Property Description

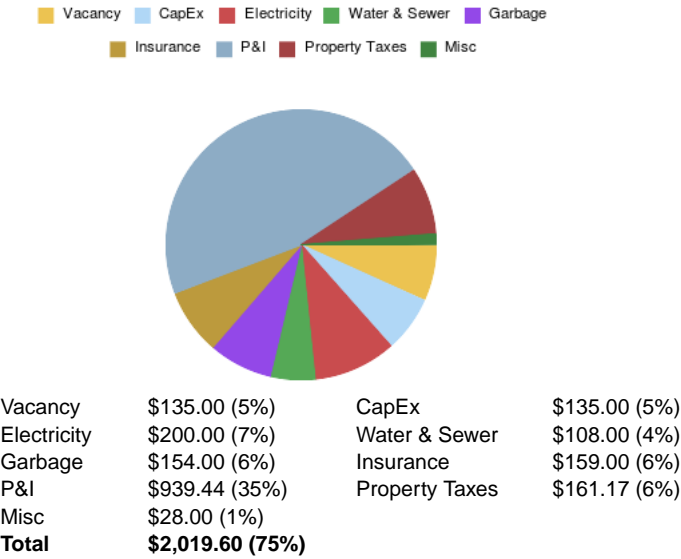
Don't miss this opportunity to own an apartment building at the beach! super income and rents are able to be raised immediately! this property will not last long as it is concrete block and a rare find near the amazingly new Streamline Hotel and the brand new Hard Rock hotel! This is an add value property! great for a 1031 exchange!

Down Payment:	\$75,000.00
Loan Amount:	\$175,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
<b>Monthly P&amp;I:</b>	<b>\$939.44</b>

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:	\$104,000.00
Gross Rent Multiplier:	7.72
Income-Expense Ratio (2% Rule):	0.96%
ARV based on Cap Rate:	-

## 50% Rule Cash Flow Estimates

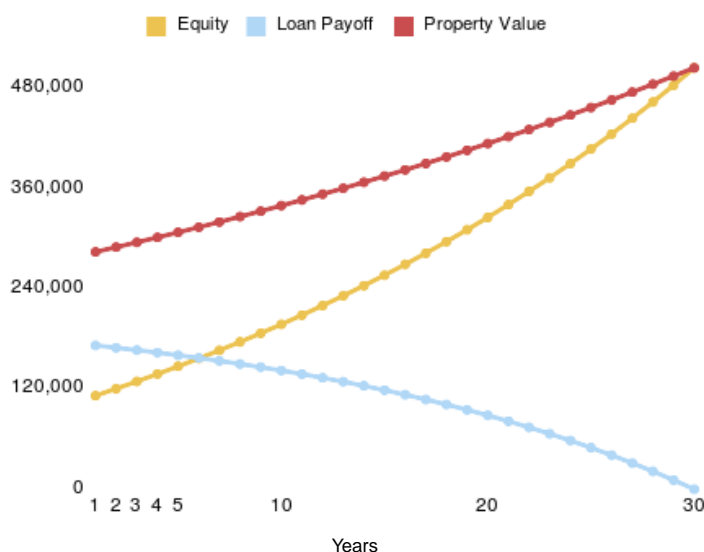
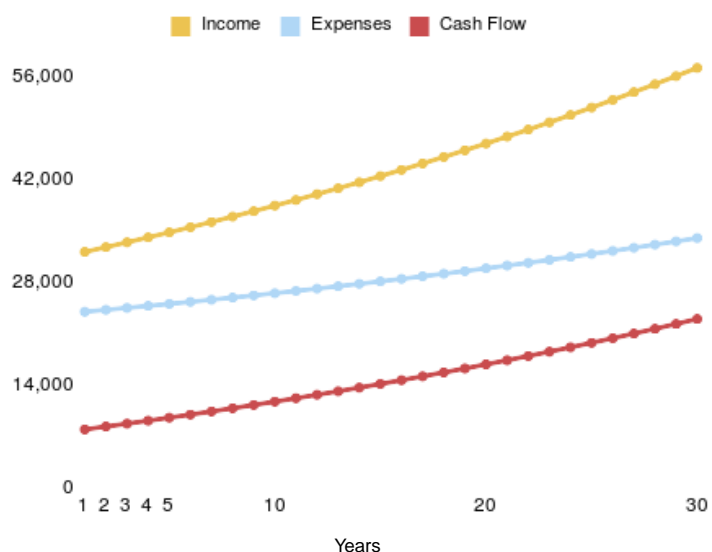
Total Monthly Income:	\$2,700.00
x50% for Expenses:	\$1,350.00
Monthly Payment/Interest Payment:	\$939.44
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$410.56</b>

## 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	\$32,400	\$33,048	\$35,071	\$38,721	\$42,751	\$47,201	\$57,537
Total Annual Expenses	\$24,235	\$24,494	\$25,304	\$26,764	\$28,376	\$30,156	\$34,292
Total Annual Cashflow	\$8,165	\$8,554	\$9,767	\$11,957	\$14,375	\$17,044	\$23,246
Cash on Cash ROI	7.60%	7.96%	9.09%	11.12%	13.37%	15.86%	21.62%
Property Value	\$284,580	\$290,272	\$308,039	\$340,099	\$375,497	\$414,579	\$505,370
Equity	\$112,162	\$120,567	\$147,338	\$197,751	\$256,700	\$326,008	\$505,370
Loan Balance	\$172,418	\$169,704	\$160,700	\$142,349	\$118,797	\$88,571	\$0
Total Profit if Sold	-\$12,786	\$3,661	\$56,905	\$159,750	\$282,456	\$428,023	\$802,751
Annualized Total Return	-12%	2%	9%	10%	9%	8%	7%

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

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



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<b>House Size (sq. ft)</b>	2550
<b>Year Built</b>	1920
<b>Units</b>	4
<b>Stories</b>	1
<b>Property Type</b>	Small Multifamily (2-4 Units)
<b>Construction</b>	Concrete Block
<b>Roofing</b>	Composition Shingle

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