

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$7,800.00	\$6,822.93	\$977.07	5.77%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$49,040.00	\$173,980.00	6.74%	5.77%

Property Information

Purchase Price:	\$849,900.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$1,000.00
Total Cost of Project:	\$853,900.00
After Repair Value	\$850,000.00



Property Description

INVESTORS! LOOK HERE!!! Get consistent rents from this solid all-brick 7-unit which already has stellar and professional management in place. This rarely available and affordable almost never vacant multi-unit housing offering with a Denver address features a desirable unit mix of four 2 bed / 1 bath units and three 1 bed / 1 bath units. 7.86% CAP

Down Payment:	\$169,980.00
Loan Amount:	\$679,920.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.648%
Monthly P&I:	\$3,109.59

Income

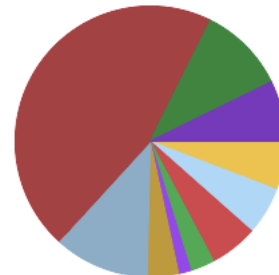
7 6 5 4 3 2 1 Other



7	\$1,000.00	6	\$1,000.00
5	\$1,000.00	4	\$1,200.00
3	\$1,200.00	2	\$1,200.00
1	\$1,200.00	Other	\$0.00
Total	\$7,800.00		

Expenses

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



Vacancy	\$390.00 (5%)	Repairs	\$390.00 (5%)
CapEx	\$390.00 (5%)	Water & Sewer	\$200.00 (3%)
Garbage	\$100.00 (1%)	Insurance	\$255.00 (3%)
Management	\$780.00 (10%)	P&I	\$3,109.59 (40%)
Property Taxes	\$708.33 (9%)	Misc	\$500.00 (6%)
Total	\$6,822.93 (87%)		

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:	\$170,080.00		
Gross Rent Multiplier:	9.08		
Income-Expense Ratio (2% Rule):	0.91%		
Typical Cap Rate:	7.86%	Debt Coverage Ratio:	1.31
ARV based on Cap Rate:	\$623,918.58		

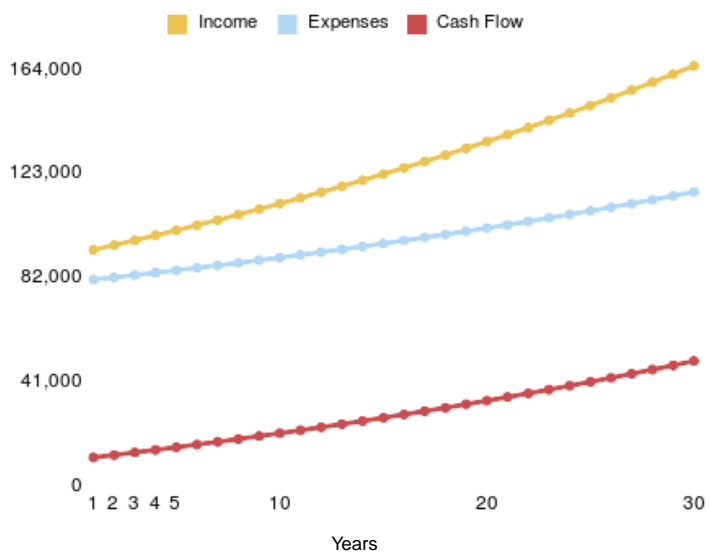
50% Rule Cash Flow Estimates

Total Monthly Income:	\$7,800.00
x50% for Expenses:	\$3,900.00
Monthly Payment/Interest Payment:	\$3,109.59
Total Monthly Cashflow using 50% Rule:	\$790.41

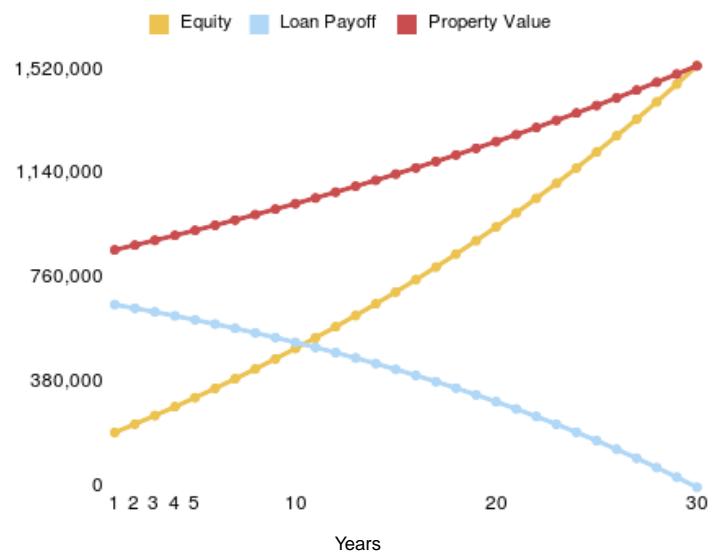
Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses	Income	Income	Income	Property Value	Property Value	
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$93,600	\$95,472	\$101,316	\$111,861	\$123,503	\$136,358	\$166,219
Total Annual Expenses	\$81,875	\$82,766	\$85,548	\$90,568	\$96,111	\$102,231	\$116,447
Total Annual Cashflow	\$11,725	\$12,706	\$15,767	\$21,292	\$27,392	\$34,127	\$49,772
Cash on Cash ROI	6.74%	7.30%	9.06%	12.24%	15.74%	19.62%	28.61%
Property Value	\$867,000	\$884,340	\$938,469	\$1,036,145	\$1,143,988	\$1,263,055	\$1,539,657
Equity	\$199,803	\$230,338	\$327,062	\$506,937	\$713,400	\$950,787	\$1,539,657
Loan Balance	\$667,197	\$654,002	\$611,407	\$529,208	\$430,589	\$312,269	\$0
Total Profit if Sold	-\$40,482	\$1,198	\$137,250	\$403,527	\$724,803	\$1,108,372	\$2,097,114
Annualized Total Return	-23%	0%	12%	13%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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