

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,750.00	\$1,685.48	\$64.52	4.92%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,857.00	\$5,000.00	15.48%	5.90%

Property Information

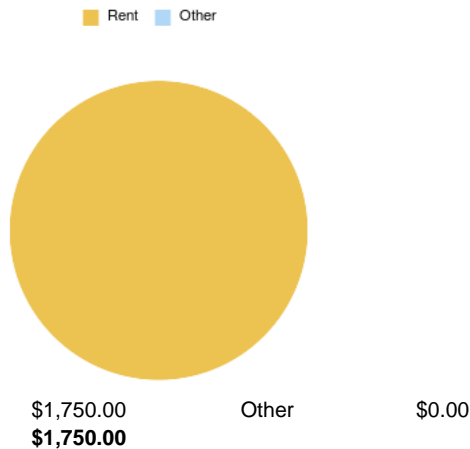
Purchase Price:	\$150,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$2,000.00
Total Cost of Project:	\$155,000.00
After Repair Value	\$180,000.00

Property Description

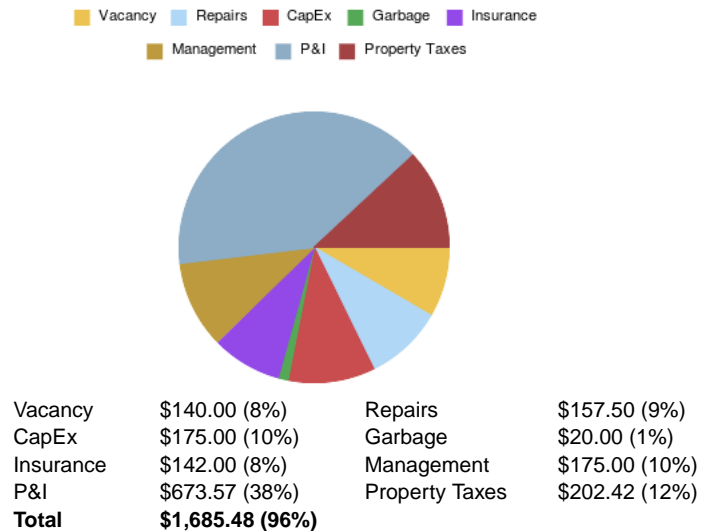
This 3 square foot multi family home has 4 bedrooms and 3.0 bathrooms. It is located at 4110 W Houghton Lake Rd Lake City, Michigan.

Down Payment:	\$0.00
Loan Amount:	\$150,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$673.57

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:	\$30,000.00
Gross Rent Multiplier:	7.14
Income-Expense Ratio (2% Rule):	1.13%
ARV based on Cap Rate:	-

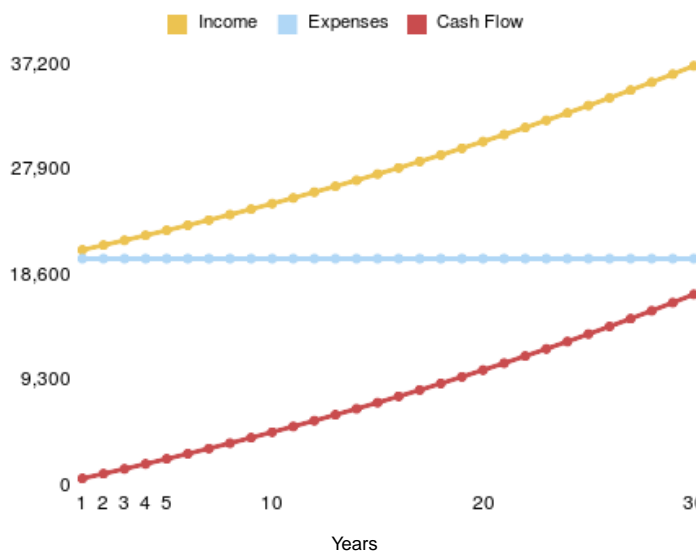
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,750.00
x50% for Expenses:	\$875.00
Monthly Payment/Interest Payment:	\$673.57
Total Monthly Cashflow using 50% Rule:	\$201.43

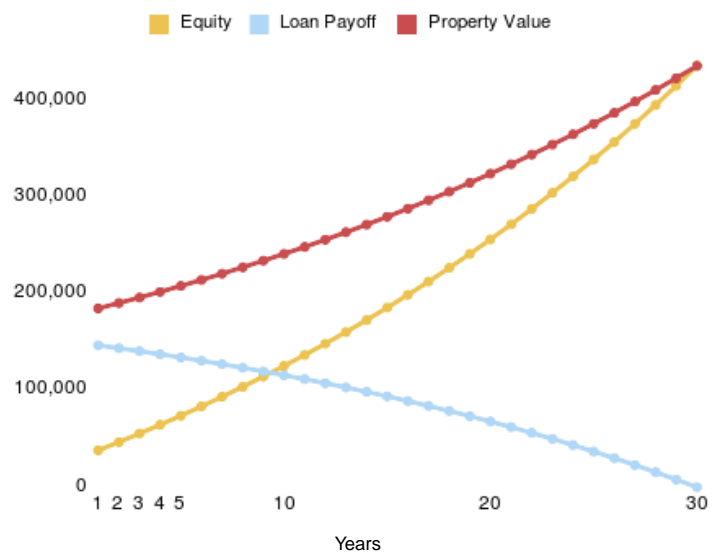
Analysis Over Time

Annual Growth Assumptions	0%		2%		3%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	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	\$20,226	\$20,226	\$20,226	\$20,226	\$20,226	\$20,226	\$20,226
Total Annual Cashflow	\$774	\$1,194	\$2,505	\$4,871	\$7,483	\$10,367	\$17,067
Cash on Cash ROI	15.48%	23.88%	50.11%	97.42%	149.66%	207.34%	341.34%
Property Value	\$185,400	\$190,962	\$208,669	\$241,905	\$280,434	\$325,100	\$436,907
Equity	\$38,279	\$46,822	\$74,124	\$125,765	\$186,213	\$256,984	\$436,907
Loan Balance	\$147,121	\$144,140	\$134,546	\$116,140	\$94,221	\$68,116	\$0
Total Profit if Sold	\$34,053	\$43,790	\$77,280	\$148,451	\$240,988	\$357,713	\$677,063
Annualized Total Return	681%	212%	75%	41%	30%	24%	18%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	1200
Lot Size (sq. ft)	88950
Year Built	1973
Units	3
Stories	1
Property Type	Small Multifamily (2-4 Units)
Heating	Yes
Construction	Brick
Roofing	asphalt
Flooring Types	Carpet Laminant
Wiring Condition	Good
Plumbing Condition	Good
Siding Material	Brick
Other Info	Well

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