

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,500.00	\$1,101.45	\$398.55	8.43%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$10,704.00	\$25,980.00	18.41%	9.32%

**Property Information**

Purchase Price:	\$114,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$1,000.00
<b>Total Cost of Project:</b>	<b>\$117,900.00</b>
After Repair Value	\$127,000.00

**Property Description**

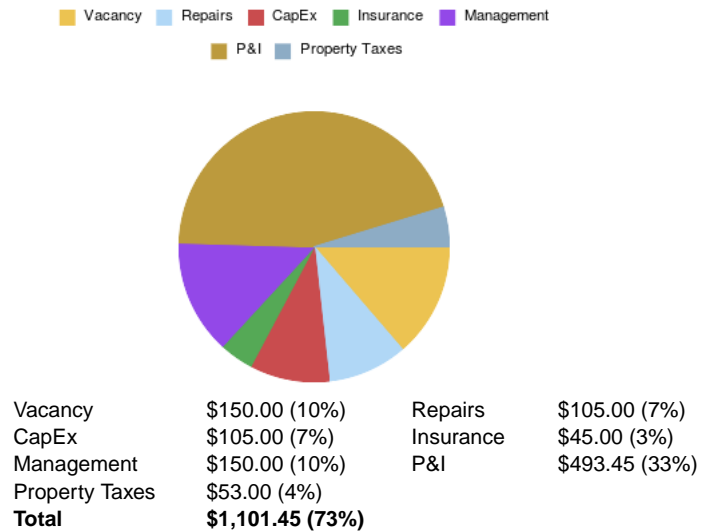
Dream come true for investors. Not another investment property like this on the market today. ROI potential up to 18%. Duplex with 2 income producing units now available in the town of Smyrna. Both units are leased. Unit 1 rents for 650 and unit 2 rents for 850. Unit 1 is renting for approximately 200 under market value. Tenants are responsible for

Down Payment:	\$22,980.00
Loan Amount:	\$91,920.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
<b>Monthly P&amp;I:</b>	<b>\$493.45</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:	\$35,080.00		
Gross Rent Multiplier:	6.38		
Income-Expense Ratio (2% Rule):	1.27%		
Typical Cap Rate:	10.00%	Debt Coverage Ratio:	1.81
ARV based on Cap Rate:	\$107,040.00		

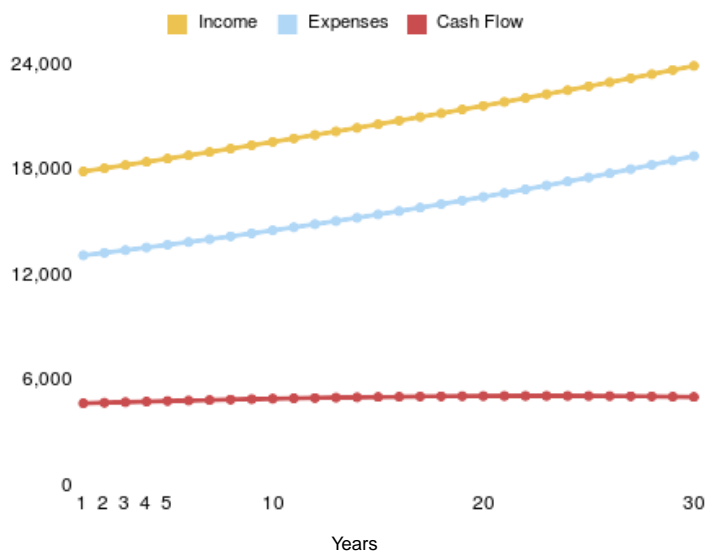
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$493.45
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$256.55</b>

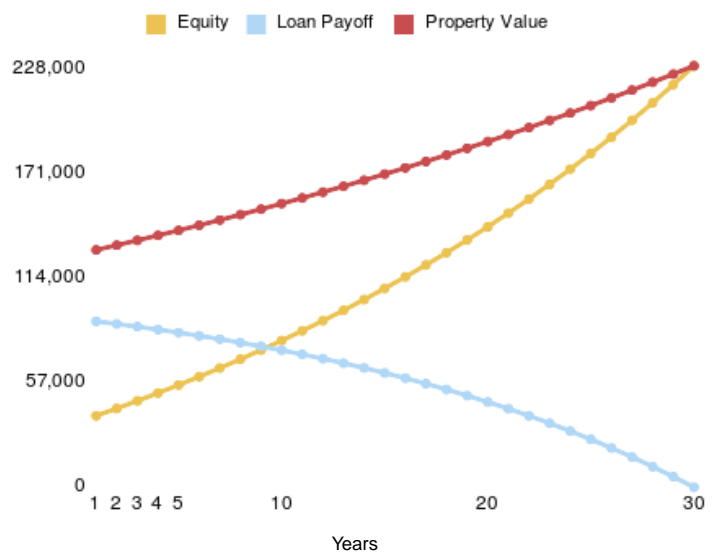
## Analysis Over Time

Annual Growth Assumptions	2%		1%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$18,000	\$18,180	\$18,731	\$19,686	\$20,691	\$21,746	\$24,021
Total Annual Expenses	\$13,217	\$13,363	\$13,819	\$14,641	\$15,548	\$16,550	\$18,878
Total Annual Cashflow	\$4,783	\$4,817	\$4,912	\$5,046	\$5,142	\$5,196	\$5,143
Cash on Cash ROI	18.41%	18.54%	18.91%	19.42%	19.79%	20.00%	19.80%
Property Value	\$129,540	\$132,131	\$140,218	\$154,812	\$170,925	\$188,715	\$230,043
Equity	\$38,976	\$42,992	\$55,809	\$80,043	\$108,526	\$142,193	\$230,043
Loan Balance	\$90,564	\$89,138	\$84,409	\$74,770	\$62,399	\$46,523	\$0
Total Profit if Sold	\$6,120	\$14,720	\$41,452	\$89,347	\$141,914	\$199,869	\$335,862
Annualized Total Return	24%	25%	21%	16%	13%	11%	9%

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



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



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