



# 132 Pioneer Rd

Evans City, PA, 16033



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4 Bed | 2 Bath | 0 SqFt | 2 Unit

Spacious Up & Down Duplex – Investor Special – Being Sold "ASIS" – First Floor has a living room, large eat-in-kitchen, full bath and 2 bedrooms. Access to basement for extra storage and laundry hookups. Kitchen door accesses the large flat backyard. Covered

## RENTAL ANALYSIS

### GROSS INCOME MO.

**\$1,400.00**

### MONTHLY EXPENSES

**\$487.00**

### EFFECTIVE NET CASH FLOW

**\$711.53**

### CASH NEEDED

**\$31,955.40**

### CASH-ON-CASH ROI

**11.76%**

### PURCHASE CAP RATE

**8.05%**

### PRO FORMA CAP RATE

**8.05%**

### RENTAL PROPERTY OVERVIEW

After Repaired Value	\$129,900.00
<b>Purchase Price</b>	<b>\$129,900.00</b>
<b>Purchase Price Per Unit</b>	<b>\$64,950.00</b>
Closing Costs To Buy (3%)	\$3,897.00
Points On Loan (2%)	\$2,078.40
Repair Costs	\$0.00
Repair Escrow	\$0.00
Total Capital Needed	\$135,875.40
Outside Funding/Loan	\$103,920.00
Cash Needed	\$31,955.40
<b>Average Rent Per Unit</b>	<b>\$700.00</b>
Initial Equity After Repairs	\$-5,975.40

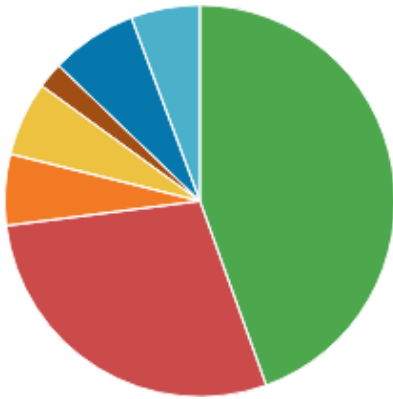
### FINANCIALS

Net Operating Income NOI (mo.)	\$871.00
Vacancy Rate (mo.)	3% / \$42.00
Gross Rent Multiplier GRM	95.57
Debt Coverage Ratio	1.56
Operating Expense Ratio (OER)	35.86%
Cash Recoup Based On NOI	3.06 Yrs
ARV Based on Cap Rate of 6%	\$174,200.00

### ACQUISITION LOAN ASSUMPTIONS

Loan Amount (80% of Purchase Price)	\$103,920
Interest Rate	5%
Term	360 Mo.
Monthly Payment P&I Amortized	\$557.87
Points On Loan (2%)	\$2,078.40

## INCOME &amp; EXPENSES



Total Monthly Potential Income \$1,400

Total Monthly Expenses \$487

Net Income NOI \$871

P&amp;I Mort. Pmt. \$558

Property Taxes \$115

Insurance \$120

Vacancy \$42

Repairs/Reserve \$140

Management \$112

HOA \$0

Other Expenses \$0

## ANNUAL GROWTH ASSUMPTIONS

Value Appreciation + 2.50%

Rent Increases + 3.00%

Expenses - 0.00%

## OPERATING INCOME

	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30
Gross Scheduled Income	\$1,400	\$16,800	\$17,304	\$17,823	\$18,358	\$18,909	\$21,920	\$29,459	\$39,590
Vacancy Allowance	\$42	\$504	\$519	\$535	\$551	\$567	\$658	\$884	\$1,188
<b>Gross Operating Income</b>	<b>\$1,358</b>	<b>\$16,296</b>	<b>\$16,785</b>	<b>\$17,288</b>	<b>\$17,807</b>	<b>\$18,341</b>	<b>\$21,263</b>	<b>\$28,575</b>	<b>\$38,403</b>

## OPERATING EXPENSES

	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30
Property Taxes	\$115	\$1,380	\$1,380	\$1,380	\$1,380	\$1,380	\$1,380	\$1,380	\$1,380
Insurance	\$120	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440	\$1,440
Homeowners Association	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Management	\$112	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344
Repairs / Reserve	\$140	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680	\$1,680
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating Expenses</b>	<b>\$487</b>	<b>\$5,844</b>	<b>\$5,844</b>	<b>\$5,844</b>	<b>\$5,844</b>	<b>\$5,844</b>	<b>\$5,844</b>	<b>\$5,844</b>	<b>\$5,844</b>

## CASH FLOW

	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$871</b>	<b>\$10,452</b>	<b>\$10,941</b>	<b>\$11,444</b>	<b>\$11,963</b>	<b>\$12,497</b>	<b>\$15,419</b>	<b>\$22,731</b>	<b>\$32,559</b>
Mortgage Expense	\$558	\$6,694	\$6,694	\$6,694	\$6,694	\$6,694	\$6,694	\$6,694	\$6,694
<b>Gross Monthly Cash Flow</b>	<b>\$313</b>	<b>\$313</b>	<b>\$354</b>	<b>\$396</b>	<b>\$439</b>	<b>\$484</b>	<b>\$727</b>	<b>\$1,336</b>	<b>\$2,155</b>
<b>Gross Annual Cash Flow</b>		<b>\$3,758</b>	<b>\$4,246</b>	<b>\$4,750</b>	<b>\$5,269</b>	<b>\$5,803</b>	<b>\$8,724</b>	<b>\$16,037</b>	<b>\$25,864</b>
Principle Paydown	\$128	\$1,533	\$1,612	\$1,694	\$1,781	\$1,872	\$2,402	\$3,957	\$6,517
Yearly Appreciation	\$271	\$3,248	\$3,329	\$3,412	\$3,497	\$3,585	\$4,056	\$5,192	\$6,646
Resulting Property Value		\$133,148	\$136,476	\$139,888	\$143,385	\$146,970	\$166,283	\$212,856	\$272,474
<b>Effective Net Cash Flow</b>	<b>\$712</b>	<b>\$8,538</b>	<b>\$9,187</b>	<b>\$9,856</b>	<b>\$10,547</b>	<b>\$11,259</b>	<b>\$15,182</b>	<b>\$25,185</b>	<b>\$39,026</b>