



# 134 Main Street

Parker, PA, 16049

**Updated new home. Separate utilities.**



**Rochele Cosby**

(770) 742-3949

[map@100percentfinanced.com](mailto:map@100percentfinanced.com)



# 134 Main Street

Parker, PA, 16049

11 Bed | 4 Bath | 0 SqFt | 5 Units

Many updates, newer furnaces, hot water tanks, flooring, painting. Each unit has it's own washer and dryer connections, off street parking. Utilities separated, owner only pays for sewer.

## RENTAL ANALYSIS

### GROSS INCOME MO.

**\$2,475.00**

### MONTHLY EXPENSES

**\$896.00**

### EFFECTIVE NET CASH FLOW

**\$1,308.94**

### CASH NEEDED

**\$39,237.00**

### CASH-ON-CASH ROI

**25.07%**

### PURCHASE CAP RATE

**11.32%**

### PRO FORMA CAP RATE

**11.32%**

### RENTAL PROPERTY OVERVIEW

|                                |                     |
|--------------------------------|---------------------|
| After Repaired Value           | \$159,500.00        |
| <b>Purchase Price</b>          | <b>\$159,500.00</b> |
| <b>Purchase Price Per Unit</b> | <b>\$31,900.00</b>  |
| Closing Costs To Buy (3%)      | \$4,785.00          |
| Points On Loan (2%)            | \$2,552.00          |
| Repair Costs                   | \$0.00              |
| Repair Escrow                  | \$0.00              |
| Total Capital Needed           | \$166,837.00        |
| Outside Funding/Loan           | \$127,600.00        |
| Cash Needed                    | \$39,237.00         |
| <b>Average Rent Per Unit</b>   | <b>\$495.00</b>     |
| Initial Equity After Repairs   | -\$7,337.00         |

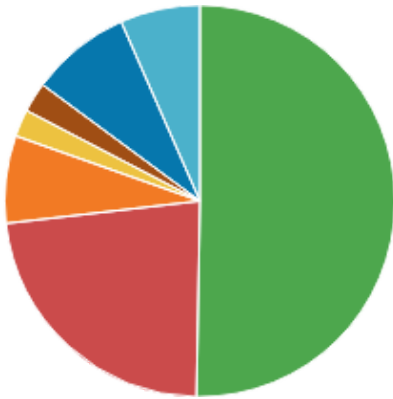
### FINANCIALS

|                                |              |
|--------------------------------|--------------|
| Net Operating Income NOI (mo.) | \$1,504.75   |
| Vacancy Rate (mo.)             | 3% / \$74.25 |
| Gross Rent Multiplier GRM      | 66.38        |
| Debt Coverage Ratio            | 2.20         |
| Operating Expense Ratio (OER)  | 37.32%       |
| Cash Recoup Based On NOI       | 2.17 Yrs     |
| ARV Based on Cap Rate of 6%    | \$300,950.00 |

### ACQUISITION LOAN ASSUMPTIONS

|                                     |            |
|-------------------------------------|------------|
| Loan Amount (80% of Purchase Price) | \$127,600  |
| Interest Rate                       | 5%         |
| Term                                | 360 Mo.    |
| Monthly Payment P&I Amortized       | \$684.98   |
| Points On Loan (2%)                 | \$2,552.00 |

## INCOME &amp; EXPENSES



Total Monthly Potential Income \$2,475

Total Monthly Expenses \$896

Net Income NOI \$1,505

P&amp;I Mort. Pmt. \$685

Property Taxes \$216

Insurance \$67

Vacancy \$74

Repairs/Reserve \$248

Management \$198

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        | \$2,475        | \$29,700        | \$30,591        | \$31,509        | \$32,454        | \$33,428        | \$38,752        | \$52,079        | \$69,990        |
| Vacancy Allowance             | \$74           | \$891           | \$918           | \$945           | \$974           | \$1,003         | \$1,163         | \$1,562         | \$2,100         |
| <b>Gross Operating Income</b> | <b>\$2,401</b> | <b>\$28,809</b> | <b>\$29,673</b> | <b>\$30,563</b> | <b>\$31,480</b> | <b>\$32,425</b> | <b>\$37,589</b> | <b>\$50,517</b> | <b>\$67,890</b> |

## OPERATING EXPENSES

|                                 | Monthly      | Year 1          | Year 2          | Year 3          | Year 4          | Year 5          | Year 10         | Year 20         | Year 30         |
|---------------------------------|--------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Property Taxes                  | \$216        | \$2,592         | \$2,592         | \$2,592         | \$2,592         | \$2,592         | \$2,592         | \$2,592         | \$2,592         |
| Insurance                       | \$67         | \$804           | \$804           | \$804           | \$804           | \$804           | \$804           | \$804           | \$804           |
| Homeowners Association          | \$0          | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             |
| Property Management             | \$198        | \$2,376         | \$2,376         | \$2,376         | \$2,376         | \$2,376         | \$2,376         | \$2,376         | \$2,376         |
| Repairs / Reserve               | \$248        | \$2,976         | \$2,976         | \$2,976         | \$2,976         | \$2,976         | \$2,976         | \$2,976         | \$2,976         |
| Utilities                       | \$167        | \$2,004         | \$2,004         | \$2,004         | \$2,004         | \$2,004         | \$2,004         | \$2,004         | \$2,004         |
| Other                           | \$0          | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             | \$0             |
| <b>Total Operating Expenses</b> | <b>\$896</b> | <b>\$10,752</b> | <b>\$10,752</b> | <b>\$10,752</b> | <b>\$10,752</b> | <b>\$10,752</b> | <b>\$10,752</b> | <b>\$10,752</b> | <b>\$10,752</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>\$1,505</b> | <b>\$18,057</b> | <b>\$18,921</b> | <b>\$19,811</b> | <b>\$20,728</b> | <b>\$21,673</b> | <b>\$26,837</b> | <b>\$39,765</b> | <b>\$57,138</b> |
| Mortgage Expense               | \$685          | \$8,220         | \$8,220         | \$8,220         | \$8,220         | \$8,220         | \$8,220         | \$8,220         | \$8,220         |
| <b>Gross Monthly Cash Flow</b> | <b>\$820</b>   | <b>\$820</b>    | <b>\$892</b>    | <b>\$966</b>    | <b>\$1,042</b>  | <b>\$1,121</b>  | <b>\$1,551</b>  | <b>\$2,629</b>  | <b>\$4,077</b>  |
| <b>Gross Annual Cash Flow</b>  |                | <b>\$9,837</b>  | <b>\$10,701</b> | <b>\$11,592</b> | <b>\$12,509</b> | <b>\$13,453</b> | <b>\$18,617</b> | <b>\$31,545</b> | <b>\$48,918</b> |
| Principle Paydown              | \$157          | \$1,883         | \$1,979         | \$2,080         | \$2,187         | \$2,298         | \$2,950         | \$4,858         | \$8,001         |
| Yearly Appreciation            | \$332          | \$3,988         | \$4,087         | \$4,189         | \$4,294         | \$4,401         | \$4,980         | \$6,375         | \$8,160         |
| Resulting Property Value       |                | \$163,488       | \$167,575       | \$171,764       | \$176,058       | \$180,460       | \$204,173       | \$261,359       | \$334,562       |
| <b>Effective Net Cash Flow</b> | <b>\$1,309</b> | <b>\$15,707</b> | <b>\$16,768</b> | <b>\$17,861</b> | <b>\$18,989</b> | <b>\$20,153</b> | <b>\$26,547</b> | <b>\$42,778</b> | <b>\$65,080</b> |