



# Walterboro Duplex TurnKey Rental

401 Colleton Loop, Walterboro, SC 29488

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$980.00	\$399.57	\$580.43	8.73%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,965.20	\$80,765.00	8.62%	8.73%

## Property Information

Purchase Price:	\$79,765.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$80,765.00</b>
After Repair Value	\$79,765.00



## Property Description

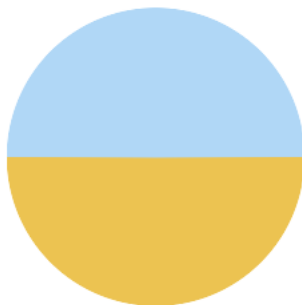
Duplex, 1 Bedroom, 1 Bath each Side, Rent of \$490/month each side for \$980 gross total.

Sol Homes  
 Doug 843-885-8381  
 solhomesllc@gmail.com  
<http://solhomesllc.com/estate/sc-walterboro-duplex-1br1ba/>

Down Payment:	\$79,765.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	0 years
Loan Interest Rate:	0.000%
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

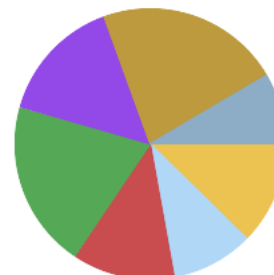
## Income

■ A ■ B ■ Other



## Expenses

■ Vacancy ■ Repairs ■ CapEx ■ Water & Sewer ■ Insurance  
 ■ Management ■ Property Taxes



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:	\$79,765.00		
Gross Rent Multiplier:	6.78		
Income-Expense Ratio (2% Rule):	1.21%		
Typical Cap Rate:	10.00%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$69,652.00		

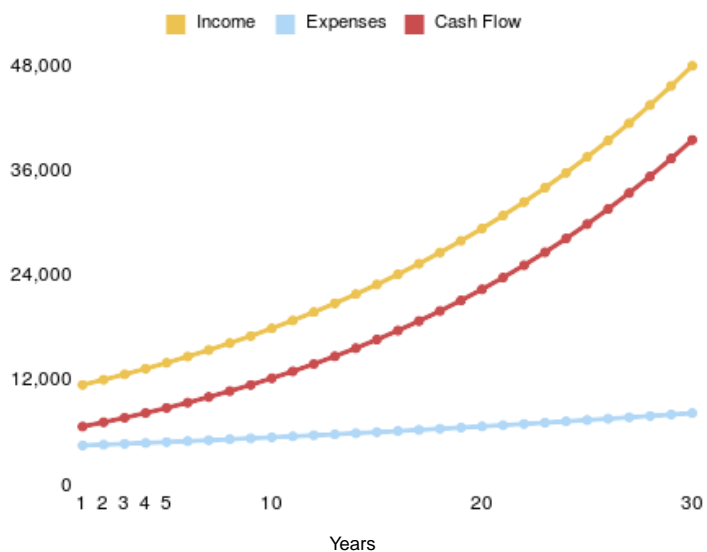
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$980.00
x50% for Expenses:	\$490.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cashflow using 50% Rule:</b>	<b>\$490.00</b>

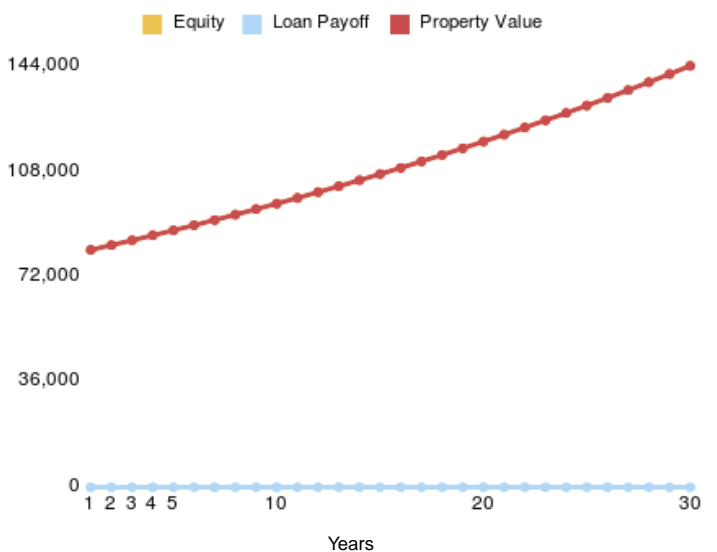
## Analysis Over Time

Annual Growth Assumptions	2%		5%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$11,760	\$12,348	\$12,965	\$13,614	\$18,244	\$29,717	\$48,406
Total Annual Expenses	\$4,795	\$4,891	\$4,989	\$5,088	\$5,730	\$6,985	\$8,515
Total Annual Cashflow	\$6,965	\$7,457	\$7,977	\$8,525	\$12,513	\$22,732	\$39,891
Cash on Cash ROI	8.62%	9.23%	9.88%	10.56%	15.49%	28.15%	49.39%
Property Value	\$81,360	\$82,988	\$84,647	\$86,340	\$97,233	\$118,527	\$144,483
Equity	\$81,360	\$82,988	\$84,647	\$86,340	\$97,233	\$118,527	\$144,483
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$5,120	\$14,155	\$23,742	\$33,910	\$108,965	\$306,560	\$646,189
Annualized Total Return	6%	8%	9%	9%	9%	8%	8%

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



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



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<b>House Size (sq. ft)</b>	1050
<b>Lot Size (sq. ft)</b>	8000
<b>Year Built</b>	1961
<b>Year Renovated</b>	2017
<b>Units</b>	2
<b>Stories</b>	1
<b>Property Type</b>	Small Multifamily (2-4 Units)
<b>County Appraised Value</b>	40000
<b>Construction</b>	block
<b>Roofing</b>	shingle
<b>Flooring Types</b>	tile
<b>Wiring Condition</b>	ok
<b>Plumbing Condition</b>	ok
<b>Siding Material</b>	wood and block
<b>Other Info</b>	Full rehab completed Feb 2017. New roof and repairs, new patio (front and side), new off street parking, new flooring, new exterior doors, update kitchen and bath, new plumbing, updated electrical, new HVAC systems, paint inside and out.



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