

BONUS BLUEPRINT

The Duplex Blueprint

3.5% Down to Financial Independence

House Hacking Coach

Presented by Joseph Williams · househackingcoach.com

A note from Joseph: I built my wealth through multifamily house hacking — triplexes specifically. The duplex is the most accessible entry point for first-time buyers and follows the exact same principles. This blueprint teaches the strategy with real market math. My personal deals with actual closing statements are in the Triplex and Live-In Flip blueprints.

3.5%

MINIMUM DOWN (FHA)

\$0

TARGET HOUSING COST

Day 1

EQUITY STARTS BUILDING

What If You Never Had to Pay Rent Again?

Right now you're probably spending \$1,200–\$2,500 per month on rent. Over the next 10 years, that's \$144,000 to \$300,000 — money that builds someone else's wealth, not yours.

A duplex purchased with an FHA loan changes that math permanently. You live in one unit, rent the other, and your tenant covers most or all of your mortgage. You build equity, gain landlord experience, and eliminate your biggest monthly expense from day one.

Year	Renter Monthly	Renter Cumulative	House Hacker Cost	Equity Built
1	\$1,500	\$18,000	~\$200/mo	~\$8,000
3	\$1,591	\$56,000	~\$200/mo	~\$28,000
5	\$1,688	\$96,000	~\$0/mo	~\$55,000
10	\$1,957	\$206,000	Cash flowing	~\$130,000+

The Duplex Deal — Real Math

Detail	Amount
Purchase price	\$350,000
FHA down payment (3.5%)	\$12,250
Estimated closing costs (~3%)	\$10,500
Total cash to close	~\$22,750
Monthly mortgage (PITI)	~\$2,400
Rent from Unit 2 (market rate)	~\$1,400
Your net housing cost	~\$1,000/mo

The formula: Monthly Payment (PITI) – Rental Income = Net Housing Cost. Always build in a 6% vacancy buffer and 1% annual maintenance reserve.

FHA Financing — What You Need

- **Credit score:** 580+ minimum, 620+ preferred
- **Down payment:** 3.5% of purchase price
- **Occupancy:** You must live in one unit as your primary residence
- **DTI:** Total monthly debts under 43–50% of gross income
- **Rental income:** Up to 75% of projected Unit 2 rent counts toward qualification
- **Broker tip:** Find a broker who has specifically closed FHA loans on 2–4 unit properties — not a call-center loan officer

90-Day Action Plan

Days	Action
1–30	Check credit score. Calculate savings. Set Zillow alerts for duplexes. Interview 2–3 FHA mortgage brokers and get pre-approved.
31–60	Tour 5–10 properties. Run the net housing cost formula on each. Identify your top 2–3 based on numbers, not emotion.
61–90	Make an offer on your top property. Complete inspection and appraisal. Close.

Where to Go Next

- Free deal analyzer & calculators → househackingcoach.com/tools
- The Triplex Blueprint (Joseph's real closing statement) → househackingcoach.com
- House Hacking Mastery Community → skool.com/house-hacking-mastery-3423
- Free 30-min strategy call → calendly.com/thehousehackingcoach/30min

This blueprint is educational material presented by House Hacking Coach. Deal examples use representative market figures, not Joseph Williams' personal transactions. Joseph's documented personal deals are in the Triplex and Live-In Flip blueprints. Not financial, legal, or tax advice. Results vary. Consult qualified professionals before making investment decisions.