

# BiggerPockets Rental Property Calculator



## 473 Beulah Ave

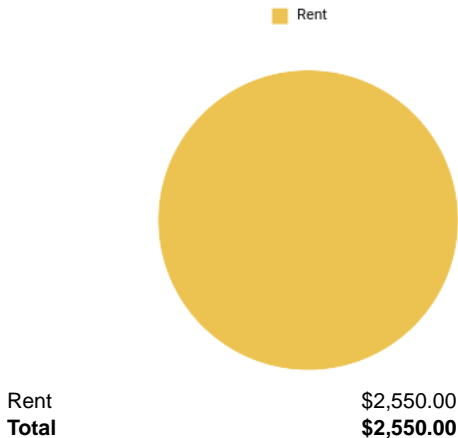
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,550.00	\$1,795.63	\$754.37	12.64%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$15,792.00	\$33,225.00	27.25%	12.64%

### Property Information

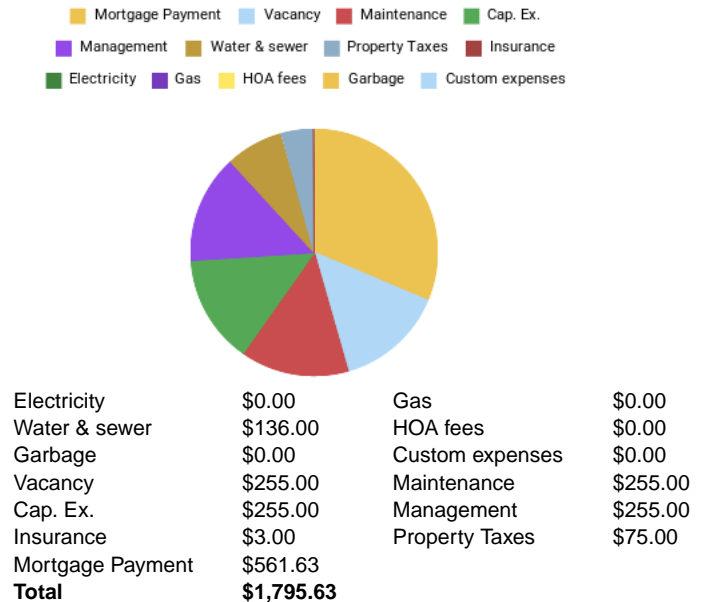
Purchase Price:	\$124,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$126,900.00</b>
After Repair Value	

Down Payment:	\$31,225.00
Loan Amount:	\$93,675.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
<b>Monthly P&amp;I:</b>	<b>\$561.63</b>

### Income



### Expenses



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## Financial Projections

Total Initial Equity:	-\$93,675.00		
Gross Rent Multiplier:	4.08		
Income-Expense Ratio (2% Rule):	2.01%		
Typical Cap Rate:	12.64%	Debt Coverage Ratio:	2.34
ARV based on Cap Rate:	\$124,900.00		

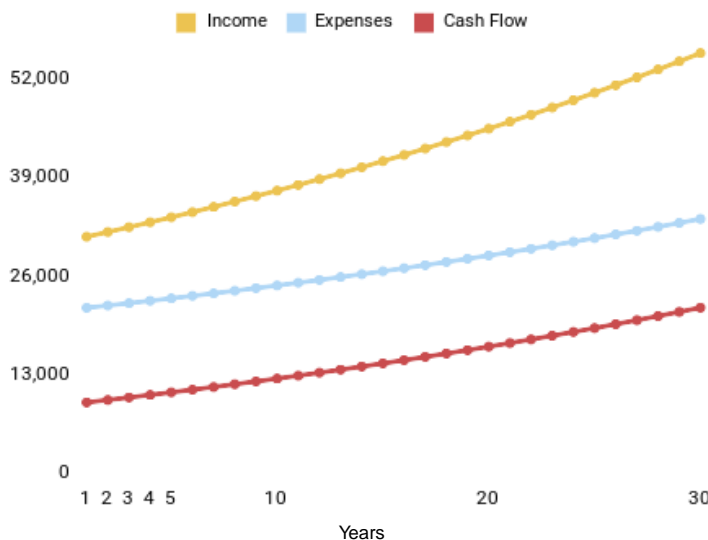
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,550.00
x50% for Expenses:	\$1,275.00
Monthly Payment/Interest Payment:	\$561.63
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$713.37</b>

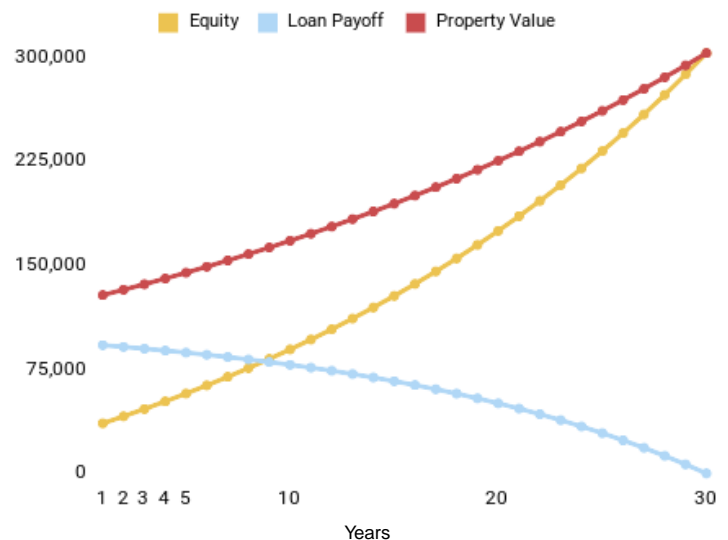
## Analysis Over Time

Annual Growth Assumptions	2%		2%		3%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	Property Value
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$31,212	\$31,836	\$33,785	\$37,301	\$41,184	\$45,470	\$55,428
Total Annual Expenses	\$21,844	\$22,146	\$23,089	\$24,790	\$26,669	\$28,743	\$33,562
Total Annual Cashflow	\$9,368	\$9,690	\$10,696	\$12,511	\$14,514	\$16,727	\$21,865
Cash on Cash ROI	28.20%	29.17%	32.19%	37.65%	43.69%	50.34%	65.81%
Property Value	\$128,647	\$132,506	\$144,793	\$167,855	\$194,590	\$225,583	\$303,165
Equity	\$36,122	\$41,203	\$57,625	\$89,463	\$128,035	\$174,995	\$303,165
Loan Balance	\$92,525	\$91,303	\$87,169	\$78,393	\$66,555	\$50,588	\$0
Total Profit if Sold	\$12,266	\$27,037	\$74,528	\$165,218	\$272,277	\$398,358	\$721,218
Annualized Total Return	37%	35%	27%	20%	16%	14%	11%

Income, Expenses and Cash Flow (in \$)

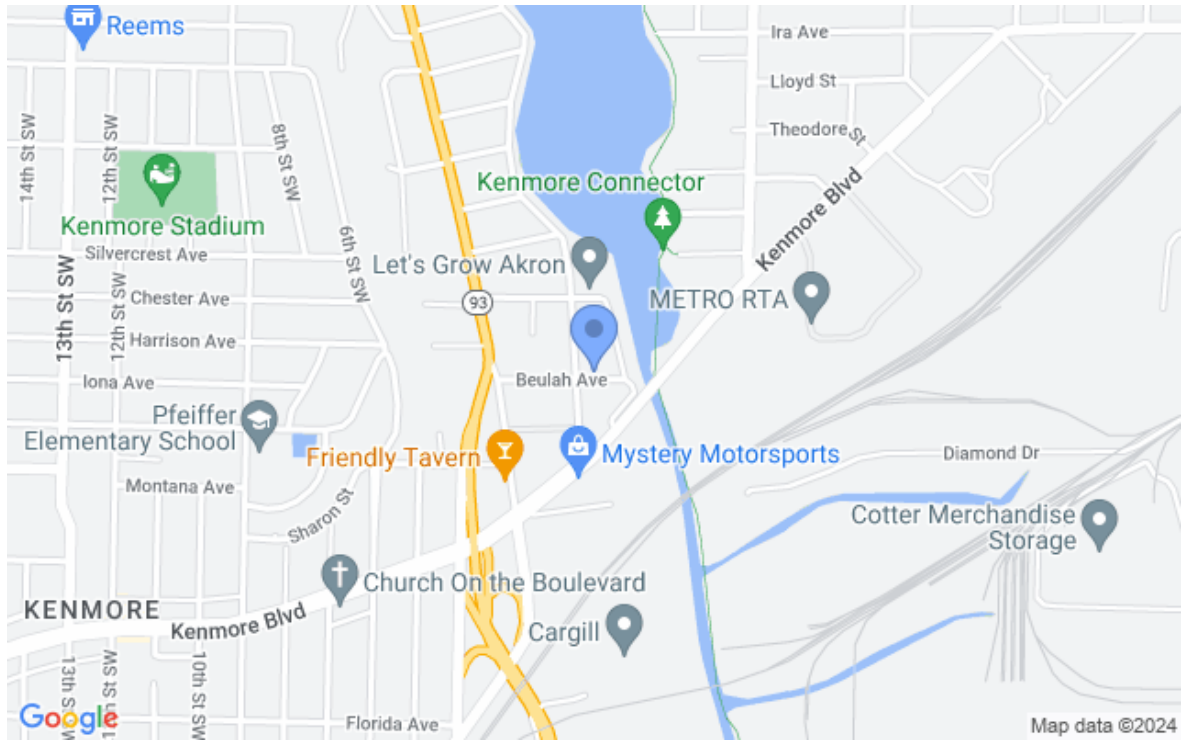


Loan Balance, Value and Equity (in \$)



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