BiggerPockets Rental Property Calculator

BiggerPockets®

350 78th Ave

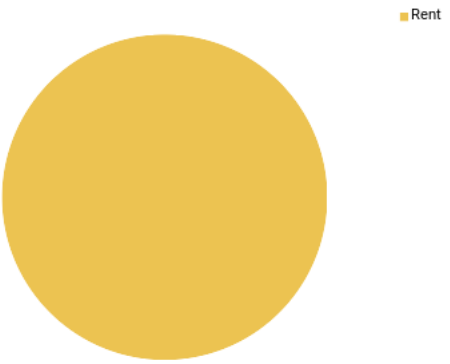
Monthly Income:	**Monthly Expenses:**	**Monthly Cash Flow:**	**Pro Forma Cap Rate:**
$7,000.00	$6,019.43	$980.57	6.47%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$48,504.00	$53,950.00	21.81%	7.19%

Property Information

Purchase Price:	$675,000.00
Purchase Closing Costs:	$10,200.00
Estimated Repair Costs:	$10,000.00
Total Cost of Project:	**$695,200.00**
After Repair Value	$750,000.00

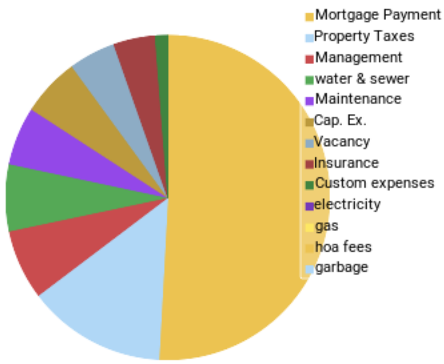
Down Payment:	$33,750.00
Loan Amount:	$641,250.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	**$3,061.43**

Income



Rent	$7,000.00
Total	**$7,000.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$400.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$75.00
Vacancy	$280.00	Maintenance	$350.00
Cap. Ex.	$350.00	Management	$420.00
Insurance	$250.00	Property Taxes	$833.00
Mortgage Payment	$3,061.43		
Total	**$6,019.43**		

Financial Projections

Total Initial Equity:	$108,750.00		
Gross Rent Multiplier:	8.04		
Income-Expense Ratio (2% Rule):	1.01%		
Typical Cap Rate:	7.19%	Debt Coverage Ratio:	1.32
ARV based on Cap Rate:	$675,000.00		

50% Rule Cash Flow Estimates

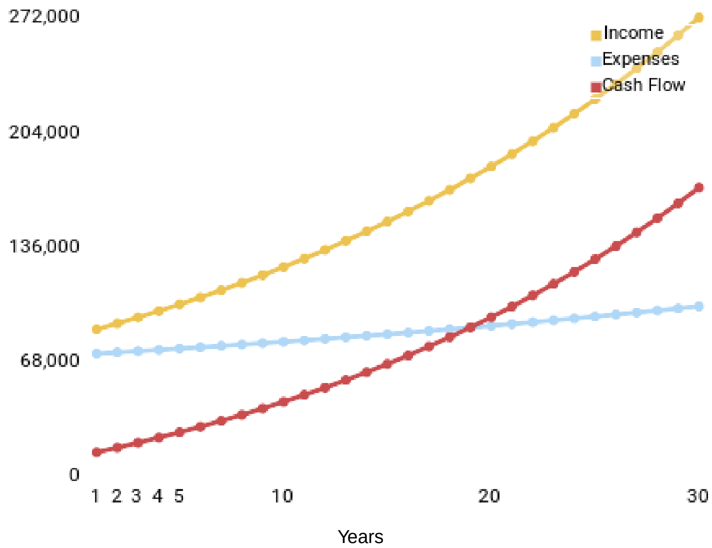
Total Monthly Income:	$7,000.00
x50% for Expenses:	$3,500.00
Monthly Payment/Interest Payment:	$3,061.43
Total Monthly Cash Flow using 50% Rule:	**$438.57**

Analysis Over Time

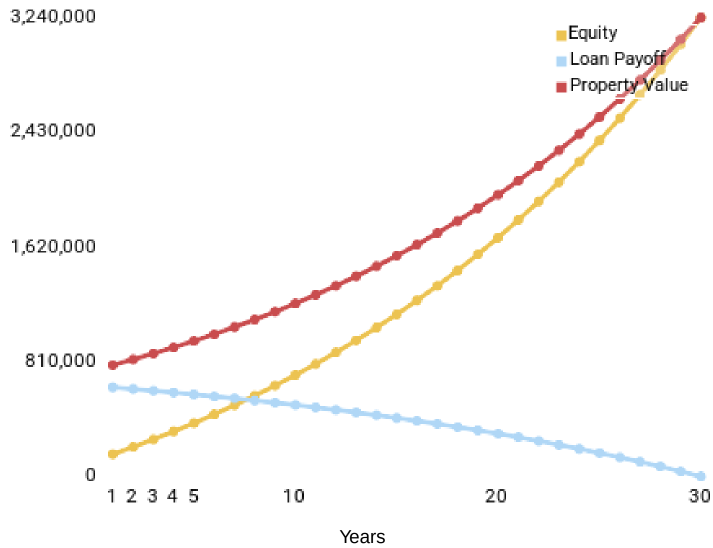
Annual Growth Assumptions	2% Expenses	4% Income	5% Property Value

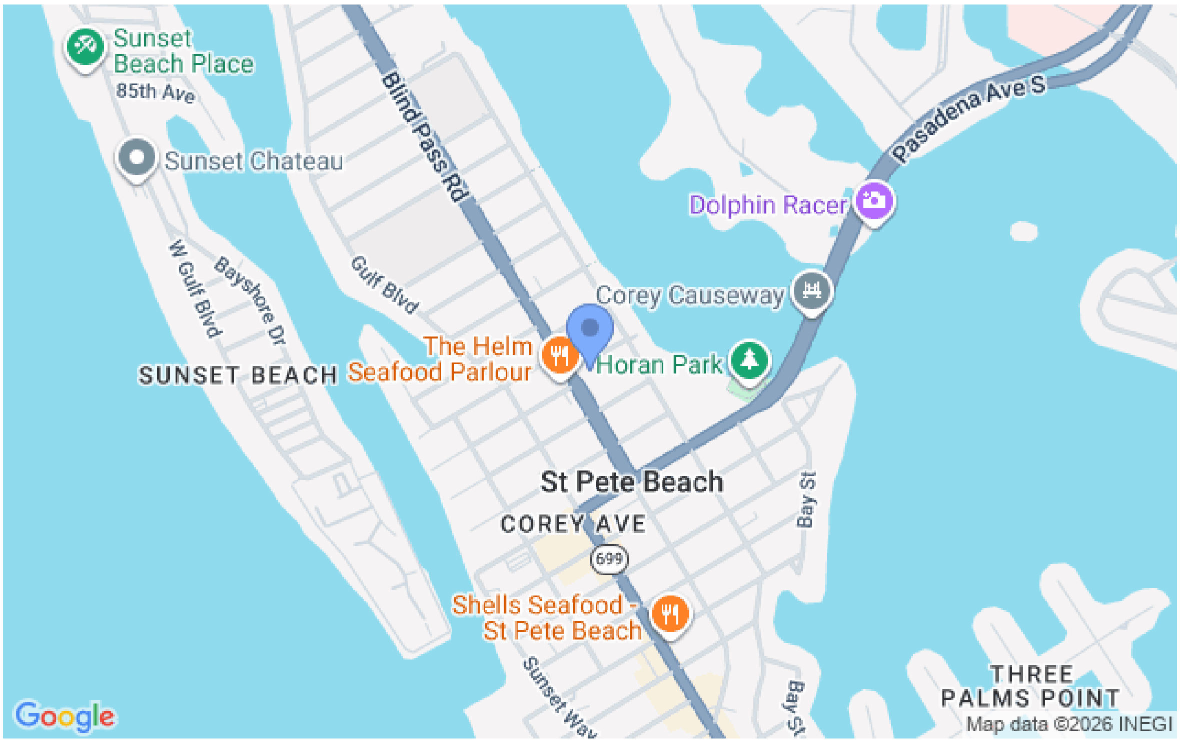
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$87,360	$90,854	$102,199	$124,341	$151,279	$184,054	$272,445
Total Annual Expenses	$72,943	$73,667	$75,928	$80,007	$84,510	$89,482	$101,033
Total Annual Cashflow	$14,417	$17,187	$26,271	$44,334	$66,769	$94,572	$171,412
Cash on Cash ROI	26.72%	31.86%	48.70%	82.18%	123.76%	175.30%	317.72%
Property Value	$787,500	$826,875	$957,211	$1,221,671	$1,559,196	$1,989,973	$3,241,457
Equity	$157,543	$208,670	$377,216	$716,469	$1,145,315	$1,687,596	$3,241,457
Loan Balance	$629,957	$618,205	$579,995	$505,202	$413,881	$302,378	$0
Total Profit if Sold	$118,010	$186,325	$424,334	$947,557	$1,663,445	$2,620,608	$5,516,169
Compound Annual Growth Rate	219%	111%	55%	34%	26%	22%	17%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





Sunset Beach Place
85th Ave
Sunset Chateau
Blind Pass Rd
Pasadena Ave S
Dolphin Racer
W Gulf Blvd
Bayshore Dr
Gulf Blvd
Corey Causeway
The Helm Seafood Parlour
Horan Park
SUNSET BEACH
St Pete Beach
COREY AVE
Bay St
699
Shells Seafood - St Pete Beach
Sunset Way
THREE PALMS POINT
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