BiggerPockets Rental Property Calculator

8 Nottingham Dr

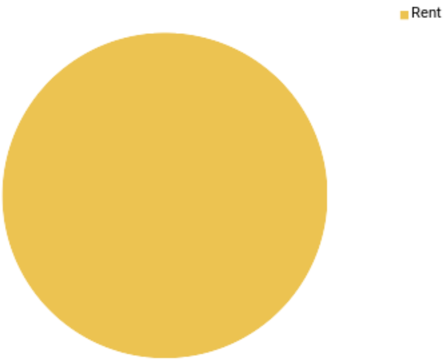
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,375.00	$1,086.18	$288.82	8.59%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$11,169.00	$20,000.00	17.33%	8.59%

Property Information

Purchase Price:	$130,000.00
Purchase Closing Costs:	$0.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$130,000.00**
After Repair Value	

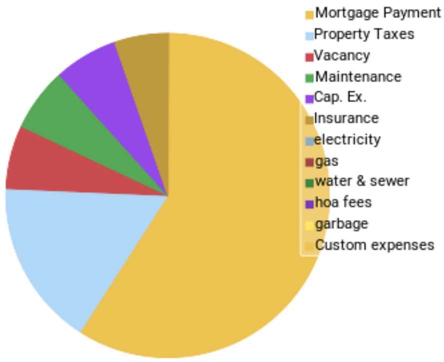
Down Payment:	$20,000.00
Loan Amount:	$110,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.750%
Monthly P&I:	**$641.93**

Income



Rent	$1,375.00
Total	**$1,375.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$0.00
Vacancy	$68.75	Maintenance	$68.75
Cap. Ex.	$68.75	Insurance	$58.00
Property Taxes	$180.00	Mortgage Payment	$641.93
Total	**$1,086.18**		

Financial Projections

Total Initial Equity:	-$110,000.00		
Gross Rent Multiplier:	7.88		
Income-Expense Ratio (2% Rule):	1.06%		
Typical Cap Rate:	8.59%	Debt Coverage Ratio:	1.45
ARV based on Cap Rate:	$130,000.00		

50% Rule Cash Flow Estimates

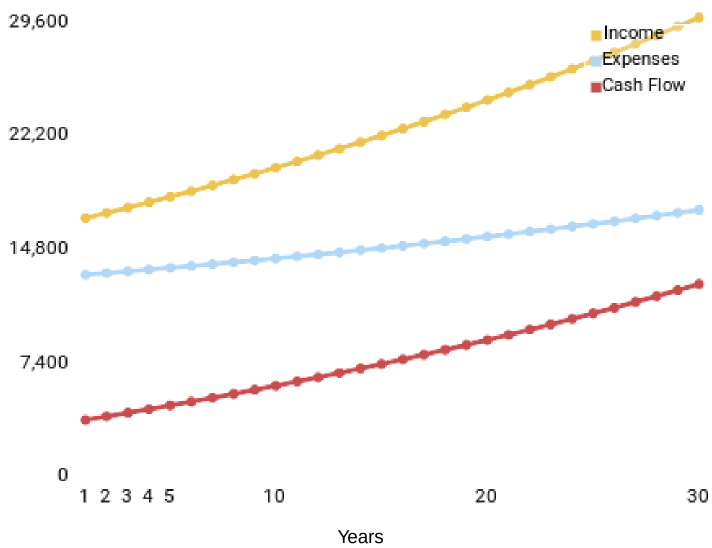
Total Monthly Income:	$1,375.00
x50% for Expenses:	$687.50
Monthly Payment/Interest Payment:	$641.93
Total Monthly Cash Flow using 50% Rule:	**$45.57**

Analysis Over Time

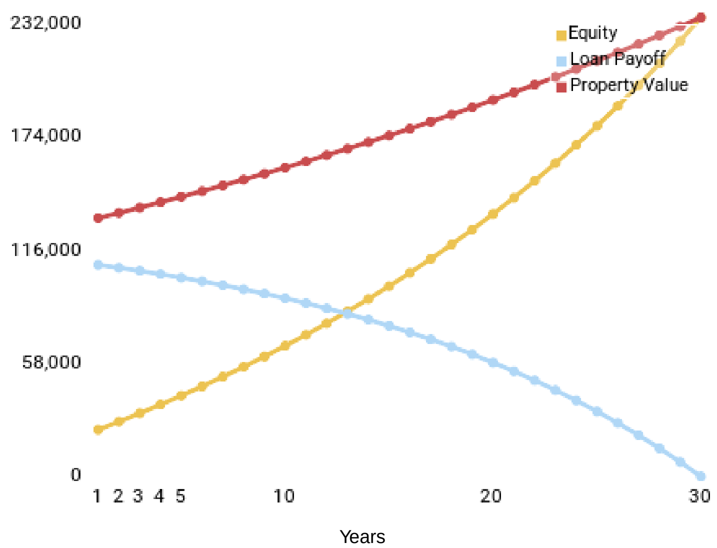
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$16,830	$17,167	$18,217	$20,113	$22,207	$24,518	$29,887
Total Annual Expenses	$13,141	$13,250	$13,589	$14,202	$14,878	$15,625	$17,360
Total Annual Cashflow	$3,689	$3,917	$4,628	$5,912	$7,329	$8,893	$12,528
Cash on Cash ROI	18.45%	19.59%	23.14%	29.56%	36.64%	44.47%	62.64%
Property Value	$132,600	$135,252	$143,531	$158,469	$174,963	$193,173	$235,477
Equity	$24,015	$28,166	$41,492	$67,037	$97,660	$134,693	$235,477
Loan Balance	$108,585	$107,086	$102,038	$91,432	$77,303	$58,480	$0
Total Profit if Sold	$7,704	$15,772	$42,263	$94,749	$159,126	$237,435	$446,549
Compound Annual Growth Rate	39%	34%	25%	19%	16%	14%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1973