BiggerPockets Rental Property Calculator

BiggerPockets®

54 Catlin Rd

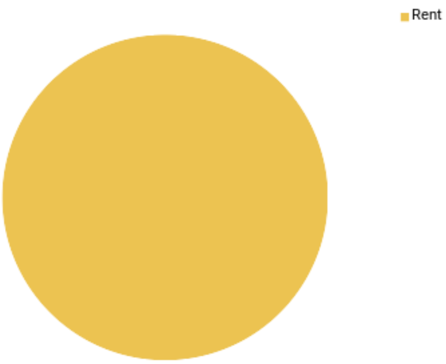
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$6,000.00	$5,240.63	$759.37	9.67%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$52,224.00	$15,000.00	60.75%	9.67%

Property Information

Purchase Price:	$540,000.00
Purchase Closing Costs:	$15,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$555,000.00**
After Repair Value	

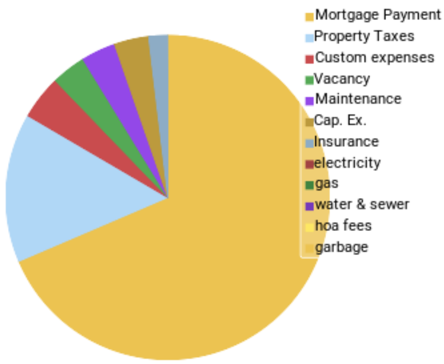
Down Payment:	$0.00
Loan Amount:	$540,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	**$3,592.63**

Income



Rent	$6,000.00
Total	**$6,000.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$230.00
Vacancy	$180.00	Maintenance	$180.00
Cap. Ex.	$180.00	Insurance	$100.00
Property Taxes	$778.00	Mortgage Payment	$3,592.63
Total	**$5,240.63**		

Financial Projections

Total Initial Equity:	-$540,000.00		
Gross Rent Multiplier:	7.50		
Income-Expense Ratio (2% Rule):	1.08%		
Typical Cap Rate:	9.67%	Debt Coverage Ratio:	1.21
ARV based on Cap Rate:	$540,000.00		

50% Rule Cash Flow Estimates

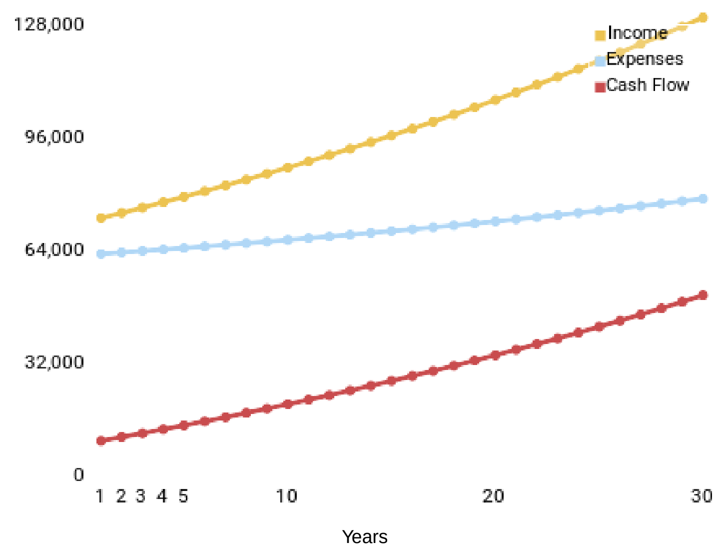
Total Monthly Income:	$6,000.00
x50% for Expenses:	$3,000.00
Monthly Payment/Interest Payment:	$3,592.63
Total Monthly Cash Flow using 50% Rule:	**-$592.63**

Analysis Over Time

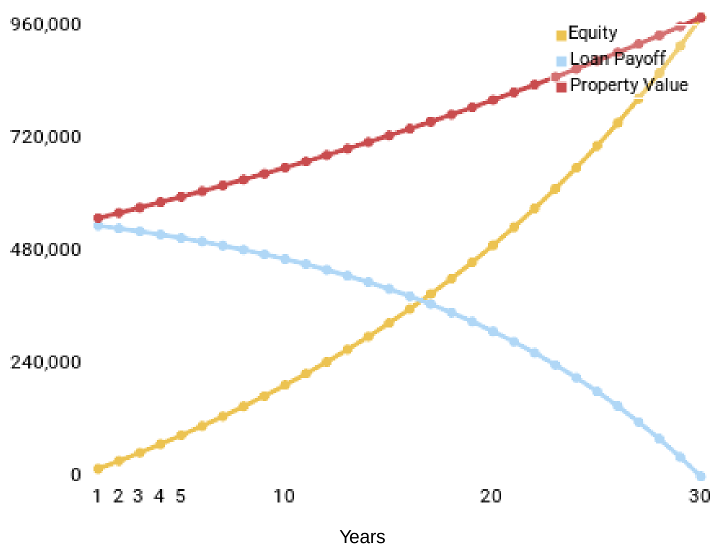
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$73,440	$74,909	$79,494	$87,768	$96,903	$106,988	$130,418
Total Annual Expenses	$63,283	$63,687	$64,946	$67,218	$69,727	$72,498	$78,933
Total Annual Cashflow	$10,157	$11,222	$14,548	$20,549	$27,175	$34,491	$51,485
Cash on Cash ROI	67.71%	74.81%	96.99%	136.99%	181.17%	229.94%	343.23%
Property Value	$550,800	$561,816	$596,204	$658,257	$726,769	$802,412	$978,135
Equity	$16,285	$33,183	$87,893	$194,870	$327,067	$492,991	$978,135
Loan Balance	$534,515	$528,633	$508,311	$463,387	$399,702	$309,420	$0
Total Profit if Sold	$11,442	$39,562	$134,546	$332,029	$586,587	$910,043	$1,830,787
Compound Annual Growth Rate	76%	91%	58%	37%	28%	23%	17%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1965