BiggerPockets Rental Property Calculator

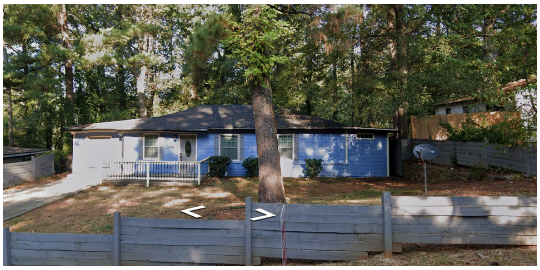
BiggerPockets®

1036 Regis Rd SE

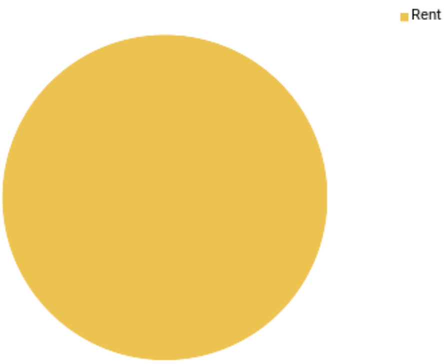
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,375.00	$965.39	$409.61	5.37%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,695.00	$65,000.00	7.56%	8.23%

Property Information

Purchase Price:	$130,000.00
Purchase Closing Costs:	$3,000.00
Estimated Repair Costs:	$36,000.00
Total Cost of Project:	**$169,000.00**
After Repair Value	$199,000.00
Down Payment:	$26,000.00
Loan Amount:	$104,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	**$481.64**

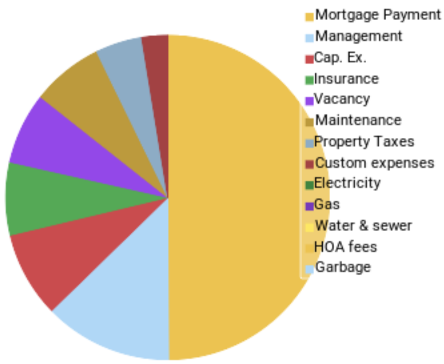


Income



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	$25.00
Vacancy	$68.75	Maintenance	$68.75
Cap. Ex.	$82.50	Management	$123.75
Insurance	$70.00	Property Taxes	$45.00
Mortgage Payment	$481.64		
Total	**$965.39**		

Financial Projections

Total Initial Equity:	$95,000.00		
Gross Rent Multiplier:	7.88		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	8.23%	Debt Coverage Ratio:	1.85
ARV based on Cap Rate:	$130,000.00		

50% Rule Cash Flow Estimates

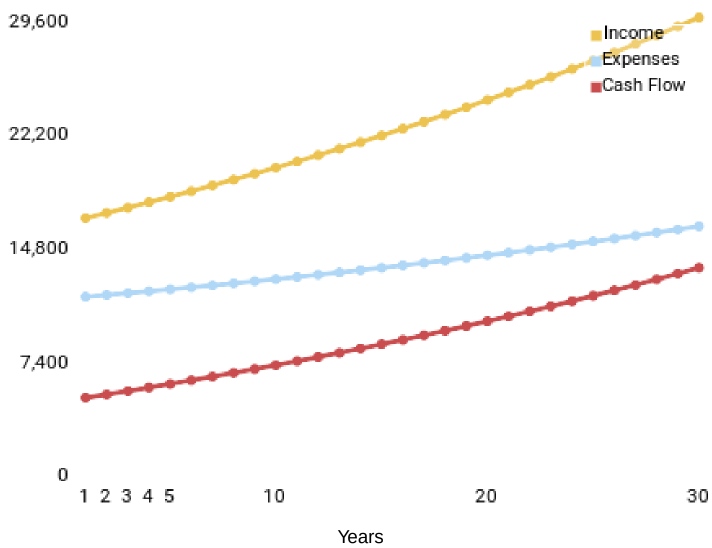
Total Monthly Income:	$1,375.00
x50% for Expenses:	$687.50
Monthly Payment/Interest Payment:	$481.64
Total Monthly Cash Flow using 50% Rule:	**$205.86**

Analysis Over Time

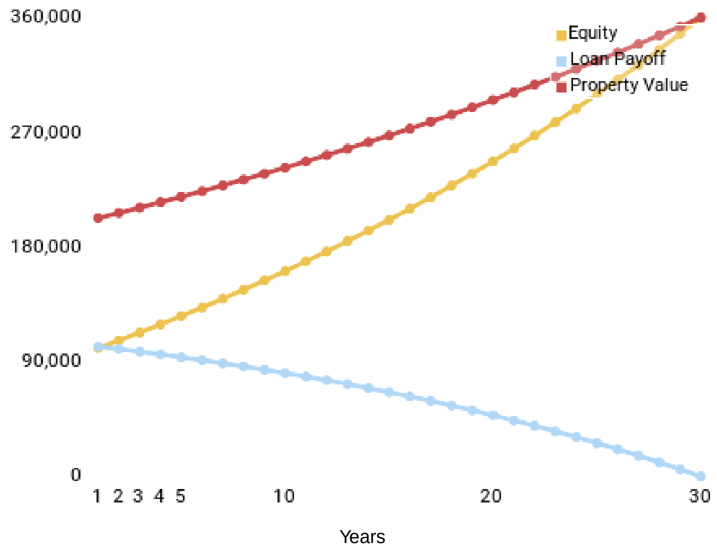
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

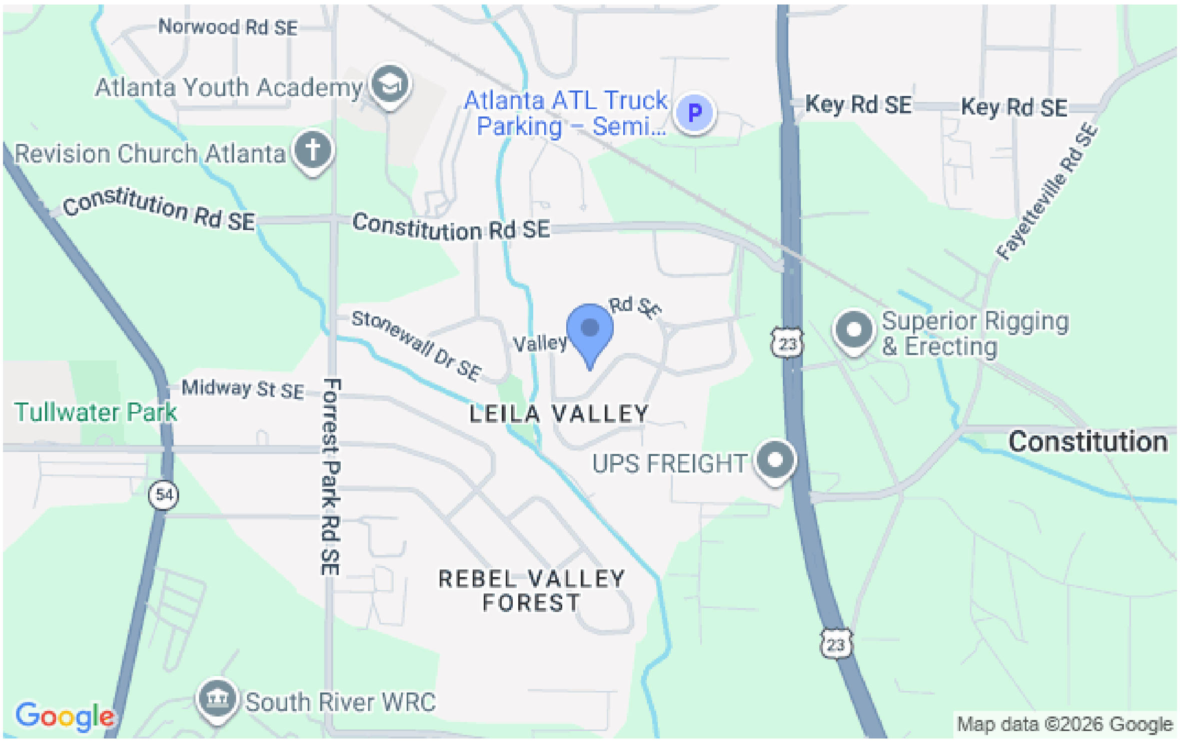
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$16,830	$17,167	$18,217	$20,113	$22,207	$24,518	$29,887
Total Annual Expenses	$11,701	$11,819	$12,189	$12,856	$13,592	$14,406	$16,295
Total Annual Cashflow	$5,129	$5,347	$6,028	$7,257	$8,614	$10,113	$13,593
Cash on Cash ROI	7.89%	8.23%	9.27%	11.17%	13.25%	15.56%	20.91%
Property Value	$202,980	$207,040	$219,712	$242,580	$267,828	$295,704	$360,461
Equity	$100,892	$106,937	$126,032	$161,344	$201,598	$247,569	$360,461
Loan Balance	$102,088	$100,102	$93,680	$81,236	$66,230	$48,135	$0
Total Profit if Sold	$41,022	$52,414	$88,904	$157,996	$238,555	$332,033	$564,624
Compound Annual Growth Rate	63%	34%	19%	13%	11%	9%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)

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Fayetteville Rd SE
Constitution Rd SE
Constitution Rd SE
Stonewall Dr SE
Valley
Rd SE
Superior Rigging & Erecting
23
Midway St SE
Forrest Park Rd SE
Tullwater Park
LEILA VALLEY
Constitution
UPS FREIGHT
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