BiggerPockets Rental Property Calculator

BiggerPockets®

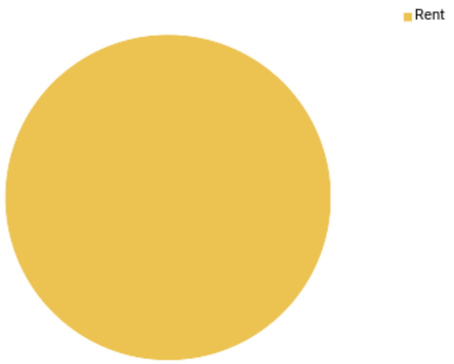
4077 N Fremont Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,100.00	$872.56	$227.44	6.17%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$8,952.00	$41,050.00	6.65%	6.17%

Property Information

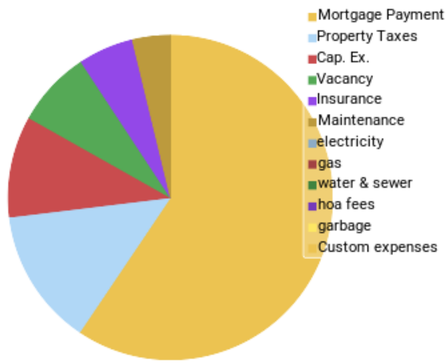
Purchase Price:	$145,000.00
Purchase Closing Costs:	$4,800.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$149,800.00**
After Repair Value	
Down Payment:	$36,250.00
Loan Amount:	$108,750.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.990%
Monthly P&I:	**$518.56**

Income



Rent	$1,100.00
Total	**$1,100.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$66.00	Maintenance	$33.00
Cap. Ex.	$88.00	Insurance	$48.00
Property Taxes	$119.00	Mortgage Payment	$518.56
Total	**$872.56**		

Financial Projections

Total Initial Equity:	-$108,750.00		
Gross Rent Multiplier:	10.98		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	6.17%	Debt Coverage Ratio:	1.44
ARV based on Cap Rate:	$145,000.00		

50% Rule Cash Flow Estimates

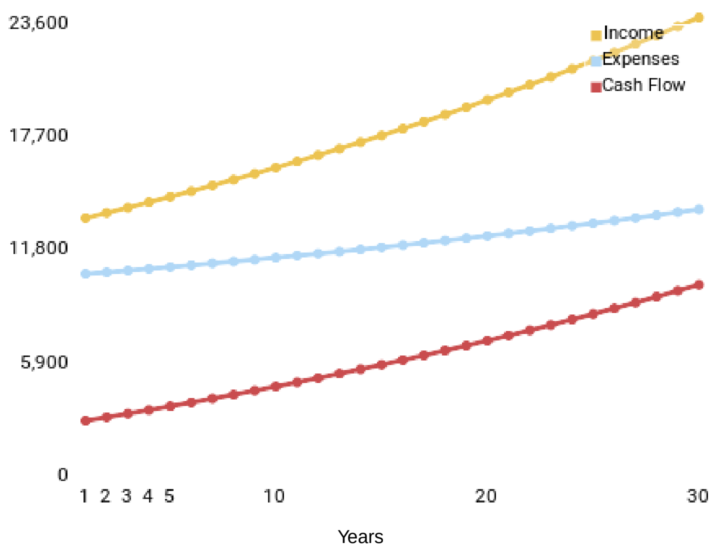
Total Monthly Income:	$1,100.00
x50% for Expenses:	$550.00
Monthly Payment/Interest Payment:	$518.56
Total Monthly Cash Flow using 50% Rule:	**$31.44**

Analysis Over Time

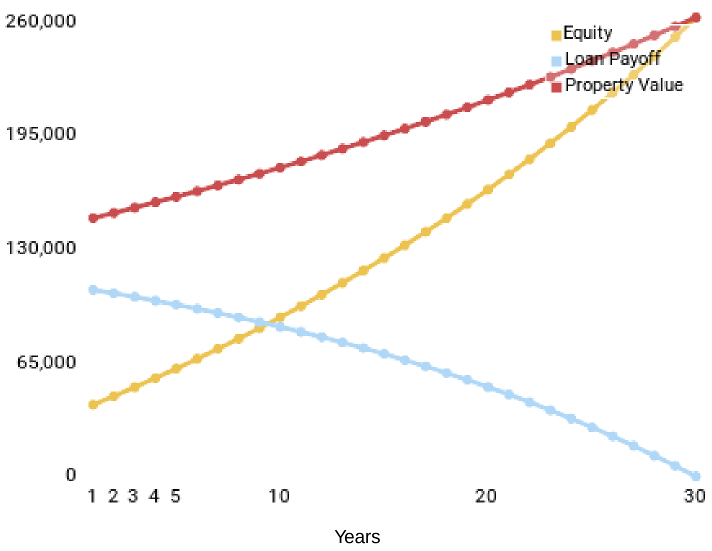
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$13,464	$13,733	$14,574	$16,091	$17,765	$19,615	$23,910
Total Annual Expenses	$10,556	$10,642	$10,913	$11,401	$11,940	$12,535	$13,917
Total Annual Cashflow	$2,908	$3,091	$3,661	$4,690	$5,825	$7,079	$9,993
Cash on Cash ROI	7.08%	7.53%	8.92%	11.42%	14.19%	17.25%	24.34%
Property Value	$147,900	$150,858	$160,092	$176,754	$195,151	$215,462	$262,647
Equity	$41,068	$46,023	$61,746	$91,106	$124,998	$164,220	$262,647
Loan Balance	$106,832	$104,835	$98,346	$85,649	$70,153	$51,243	$0
Total Profit if Sold	$2,927	$10,972	$37,100	$87,810	$148,513	$220,575	$405,344
Compound Annual Growth Rate	7%	13%	14%	12%	11%	10%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	705.0
Year Built	1950