BiggerPockets Rental Property Calculator

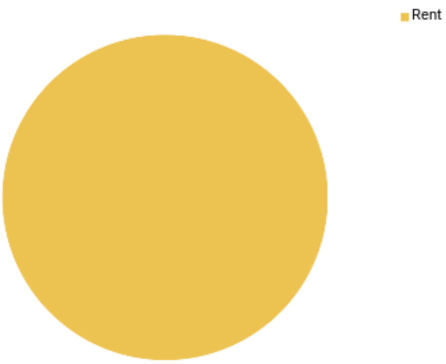
1940 Alton Rd

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,200.00	$2,063.46	-$863.46	1.68%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$3,780.00	$7,250.00	-142.92%	1.68%

Property Information

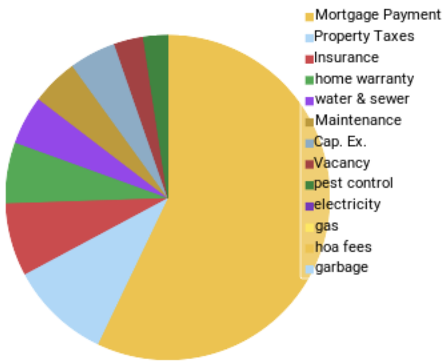
Purchase Price:	$225,000.00
Purchase Closing Costs:	$5,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$230,000.00**
After Repair Value	
Down Payment:	$0.00
Loan Amount:	$225,000.00
Loan Points:	1.0
Loan Fees:	$2,250.00
Amortized Over:	30 years
Loan Interest Rate:	4.785%
Monthly P&I:	**$1,178.46**

Income



Rent	$1,200.00
Total	**$1,200.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$100.00	hoa fees	$0.00
garbage	$0.00	pest control	$50.00
home warranty	$125.00	Vacancy	$60.00
Maintenance	$96.00	Cap. Ex.	$96.00
Insurance	$150.00	Property Taxes	$208.00
Mortgage Payment	$1,178.46		
Total	**$2,063.46**		

Financial Projections

Total Initial Equity:	-$225,000.00		
Gross Rent Multiplier:	15.63		
Income-Expense Ratio (2% Rule):	0.52%		
Typical Cap Rate:	1.68%	Debt Coverage Ratio:	0.27
ARV based on Cap Rate:	$225,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,200.00
x50% for Expenses:	$600.00
Monthly Payment/Interest Payment:	$1,178.46
Total Monthly Cash Flow using 50% Rule:	**-$578.46**

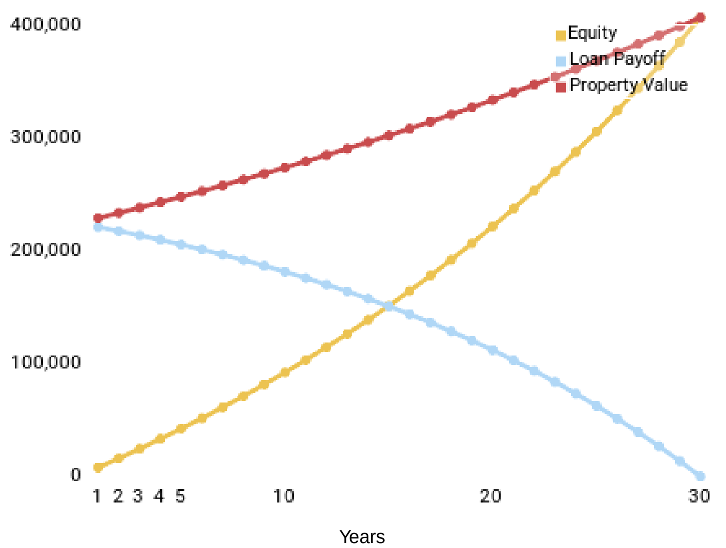
Analysis Over Time

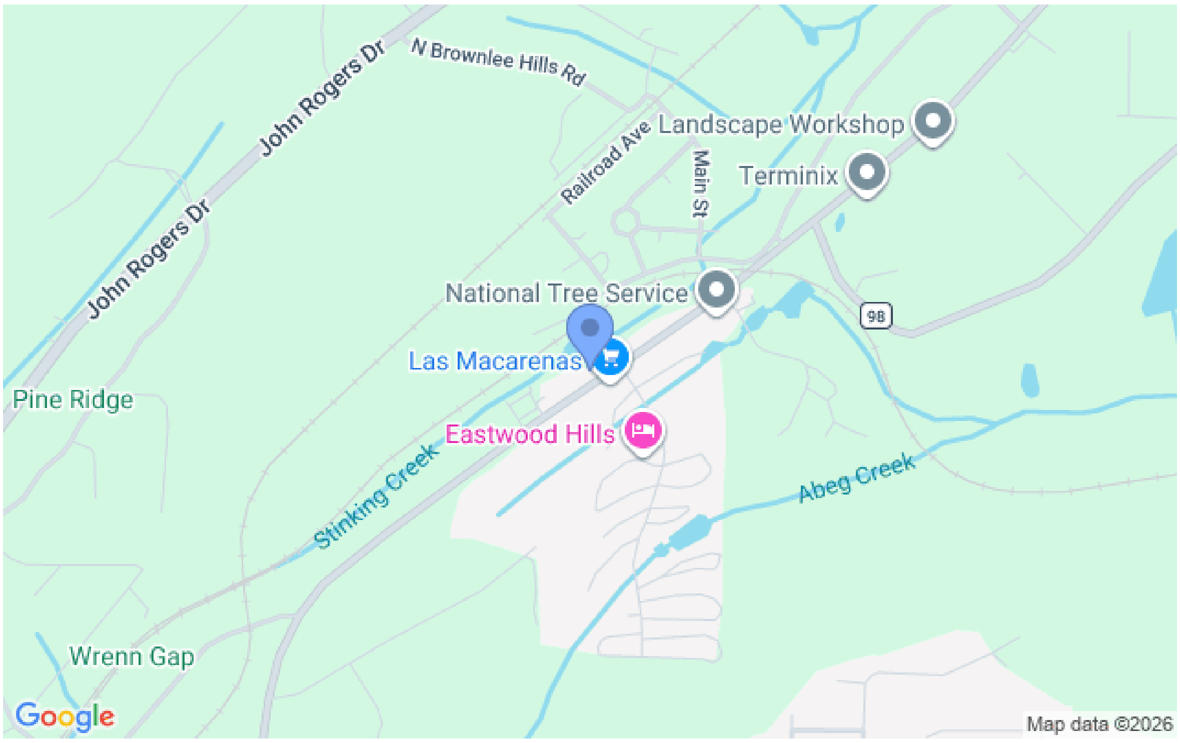
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$14,688	$14,982	$15,899	$17,554	$19,381	$21,398	$26,084
Total Annual Expenses	$24,974	$25,191	$25,867	$27,087	$28,435	$29,922	$33,378
Total Annual Cashflow	-$10,286	-$10,209	-$9,968	-$9,534	-$9,054	-$8,525	-$7,295
Cash on Cash ROI	-141.87%	-140.81%	-137.49%	-131.50%	-124.88%	-117.58%	-100.61%
Property Value	$229,500	$234,090	$248,418	$274,274	$302,820	$334,338	$407,556
Equity	$7,950	$16,159	$42,442	$92,451	$151,666	$222,123	$407,556
Loan Balance	$221,550	$217,931	$205,976	$181,822	$151,154	$112,215	$0
Total Profit if Sold	-$9,586	-$11,585	-$15,451	-$13,996	-$1,030	$25,724	$132,476
Compound Annual Growth Rate	0%	0%	0%	0%	-1%	8%	10%

Income, Expenses and Cash Flow (in $)

Loan Balance, Value and Equity (in $)




N Brownlee Hills Rd
John Rogers Dr
John Rogers Dr
Railroad Ave
Main St
Landscape Workshop
Terminix
National Tree Service
98
Las Macarenas
Pine Ridge
Eastwood Hills
Stinking Creek
Abeg Creek
Wrenn Gap
Google
Map data ©2026