

BiggerPockets Rental Property Calculator



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,400.00	\$1,067.61	\$332.39	5.66%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,477.20	\$38,850.00	10.27%	7.76%

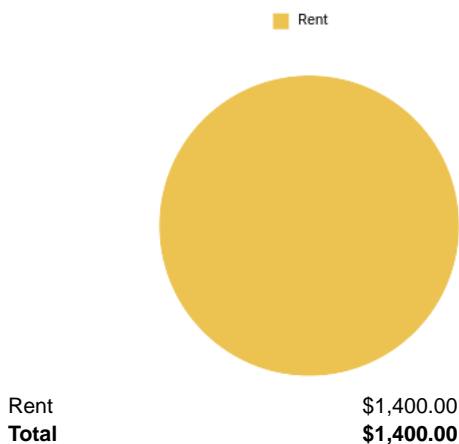
Property Information

Purchase Price:	\$135,000.00
Purchase Closing Costs:	\$2,100.00
Estimated Repair Costs:	\$30,000.00
Total Cost of Project:	\$167,100.00
After Repair Value	\$185,000.00

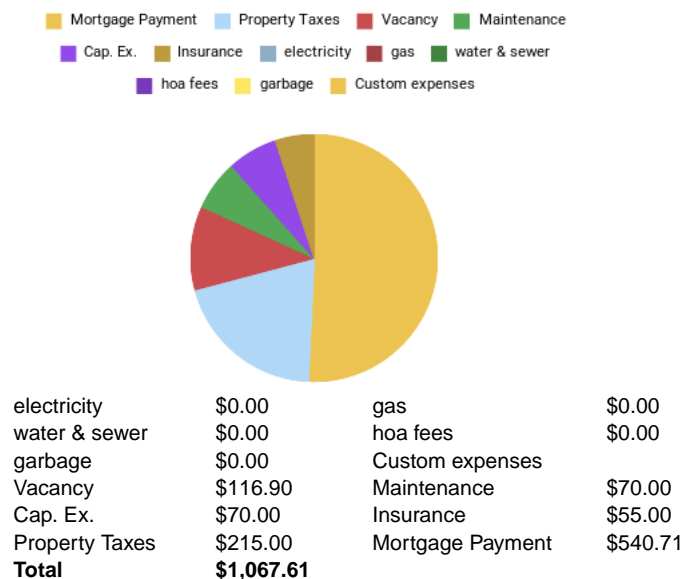
Down Payment:	\$6,750.00
Loan Amount:	\$128,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$540.71



Income



Expenses



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Financial Projections

Total Initial Equity:	\$56,750.00		
Gross Rent Multiplier:	8.04		
Income-Expense Ratio (2% Rule):	0.84%		
Typical Cap Rate:	7.76%	Debt Coverage Ratio:	1.61
ARV based on Cap Rate:	\$135,000.00		

50% Rule Cash Flow Estimates

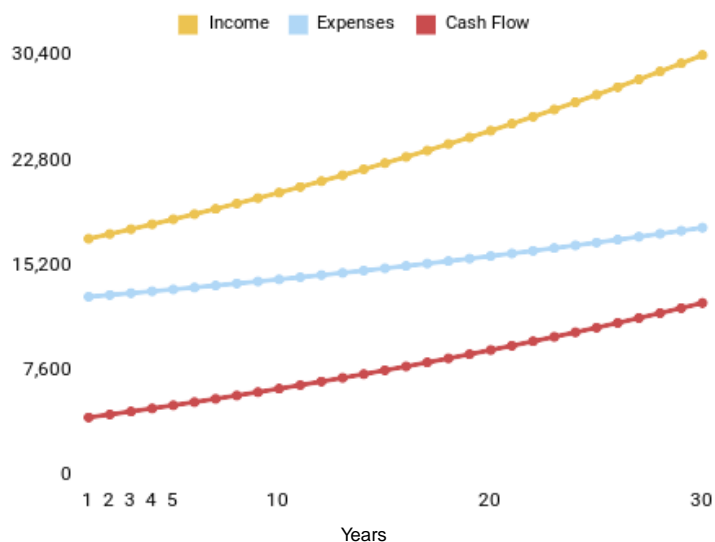
Total Monthly Income:	\$1,400.00
x50% for Expenses:	\$700.00
Monthly Payment/Interest Payment:	\$540.71
Total Monthly Cash Flow using 50% Rule:	\$159.29

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$17,136	\$17,479	\$18,549	\$20,479	\$22,611	\$24,964	\$30,431
Total Annual Expenses	\$12,938	\$13,067	\$13,469	\$14,196	\$14,998	\$15,884	\$17,941
Total Annual Cashflow	\$4,198	\$4,412	\$5,079	\$6,283	\$7,612	\$9,080	\$12,490
Cash on Cash ROI	10.81%	11.36%	13.07%	16.17%	19.59%	23.37%	32.15%
Property Value	\$188,700	\$192,474	\$204,255	\$225,514	\$248,986	\$274,900	\$335,102
Equity	\$63,128	\$69,661	\$90,233	\$128,019	\$170,688	\$218,904	\$335,102
Loan Balance	\$125,572	\$122,813	\$114,022	\$97,495	\$78,297	\$55,997	\$0
Total Profit if Sold	\$28,476	\$39,421	\$74,554	\$141,301	\$219,321	\$309,944	\$535,138
Annualized Total Return	73%	42%	24%	17%	13%	12%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	1576.0
Year Built	1953

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