BiggerPockets Rental Property Calculator

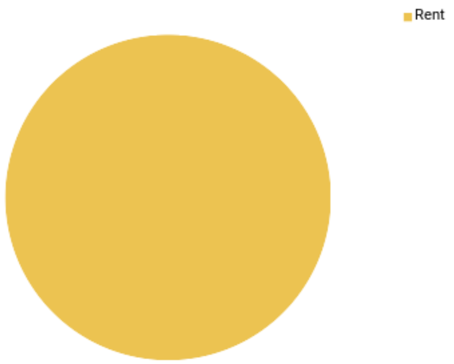
# 273 Fairmount Ave

| Monthly Income: | Monthly Expenses: | Monthly Cash Flow: | Pro Forma Cap Rate: |
|---|---|---|---|
| $3,600.00 | $3,363.79 | $236.21 | 4.11% |
| **NOI** | **Total Cash Needed** | **Cash on Cash ROI** | **Purchase Cap Rate** |
| $23,634.24 | $50,000.00 | 5.67% | 5.91% |

## Property Information

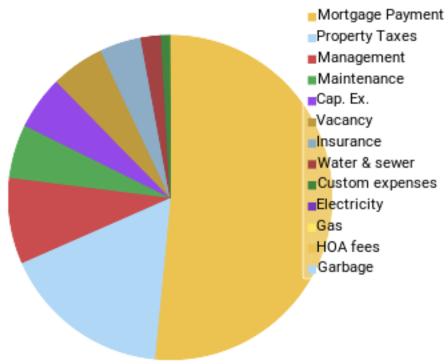
| | |
|---|---|
| Purchase Price: | $400,000.00 |
| Purchase Closing Costs: | $6,000.00 |
| Estimated Repair Costs: | $30,000.00 |
| **Total Cost of Project:** | **$436,000.00** |
| After Repair Value | $575,000.00 |
| | |
| Down Payment: | $14,000.00 |
| Loan Amount: | $386,000.00 |
| Loan Points: | - |
| Loan Fees: | $0.00 |
| Amortized Over: | 30 years |
| Loan Interest Rate: | 3.500% |
| **Monthly P&I:** | **$1,733.31** |

## Income




| | |
|---|---|
| Rent | $3,600.00 |
| **Total** | **$3,600.00** |

## Expenses




| | | | |
|---|---|---|---|
| Electricity | $0.00 | Gas | $0.00 |
| Water & sewer | $68.00 | HOA fees | $0.00 |
| Garbage | $0.00 | Custom expenses | $30.00 |
| Vacancy | $178.56 | Maintenance | $180.00 |
| Cap. Ex. | $178.92 | Management | $288.00 |
| Insurance | $139.00 | Property Taxes | $568.00 |
| Mortgage Payment | $1,733.31 | | |
| **Total** | **$3,363.79** | | |

## Financial Projections

| | | | |
|---|---|---|---|
| Total Initial Equity: | $189,000.00 | | |
| Gross Rent Multiplier: | 9.26 | | |
| Income-Expense Ratio (2% Rule): | 0.83% | | |
| Typical Cap Rate: | 5.91% | Debt Coverage Ratio: | 1.14 |
| ARV based on Cap Rate: | $400,000.00 | | |

## 50% Rule Cash Flow Estimates

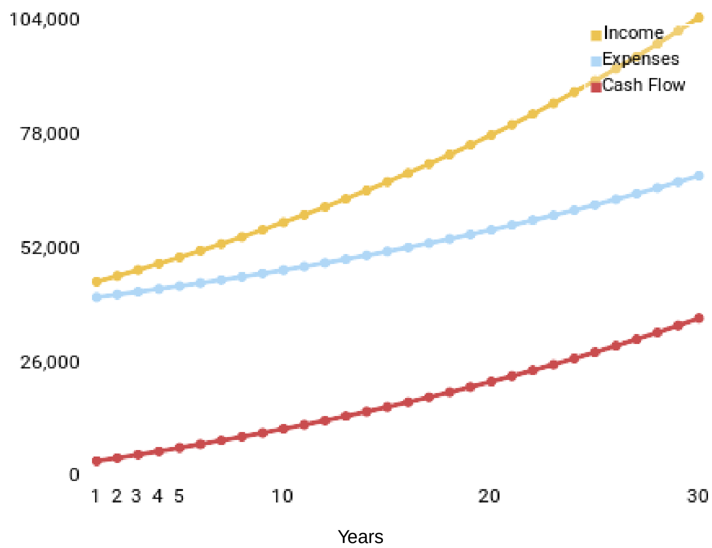
| | |
|---|---|
| Total Monthly Income: | $3,600.00 |
| x50% for Expenses: | $1,800.00 |
| Monthly Payment/Interest Payment: | $1,733.31 |
| **Total Monthly Cash Flow using 50% Rule:** | **$66.69** |

## Analysis Over Time

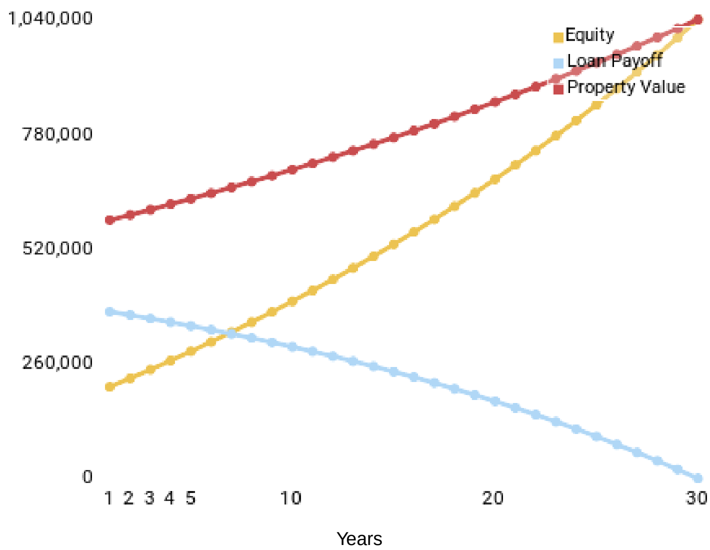
| Annual Growth Assumptions | 3% Expenses | 3% Income | 2% Property Value |
|---|---|---|---|

| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
|---|---|---|---|---|---|---|---|
| Total Annual Income | $44,496 | $45,831 | $50,081 | $58,057 | $67,304 | $78,024 | $104,858 |
| Total Annual Expenses | $40,958 | $41,569 | $43,515 | $47,171 | $51,416 | $56,344 | $68,708 |
| Total Annual Cashflow | $3,538 | $4,262 | $6,566 | $10,886 | $15,888 | $21,680 | $36,150 |
| Cash on Cash ROI | 7.08% | 8.52% | 13.13% | 21.77% | 31.78% | 43.36% | 72.30% |
| Property Value | $586,500 | $598,230 | $634,846 | $700,922 | $773,874 | $854,420 | $1,041,533 |
| Equity | $207,908 | $227,309 | $288,616 | $402,054 | $531,413 | $679,136 | $1,041,533 |
| Loan Balance | $378,592 | $370,921 | $346,231 | $298,868 | $242,461 | $175,284 | $0 |
| Total Profit if Sold | $161,445 | $185,109 | $263,763 | $422,738 | $621,240 | $865,440 | $1,520,728 |
| Compound Annual Growth Rate | 323% | 117% | 44% | 25% | 19% | 16% | 12% |

### Income, Expenses and Cash Flow (in $)




### Loan Balance, Value and Equity (in $)



| | |
|---|---|
| **Year Built** | 1890 |