BiggerPockets Rental Property Calculator

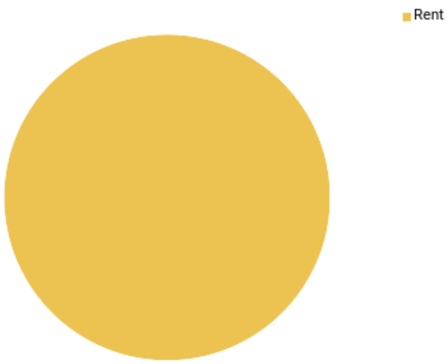
1680 horseshoe drive

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,800.00	$1,415.56	$1,384.44	9.68%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$27,096.00	$66,800.00	24.87%	10.46%

Property Information

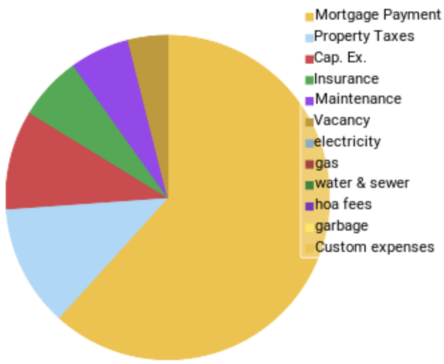
Purchase Price:	$259,000.00
Purchase Closing Costs:	$5,000.00
Estimated Repair Costs:	$10,000.00
Total Cost of Project:	**$274,000.00**
After Repair Value	$280,000.00
Down Payment:	$51,800.00
Loan Amount:	$207,200.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	**$873.56**

Income



Rent	$2,800.00
Total	**$2,800.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$0.00
Vacancy	$56.00	Maintenance	$84.00
Cap. Ex.	$140.00	Insurance	$90.00
Property Taxes	$172.00	Mortgage Payment	$873.56
Total	**$1,415.56**		

Financial Projections

Total Initial Equity:	$72,800.00		
Gross Rent Multiplier:	7.71		
Income-Expense Ratio (2% Rule):	1.02%		
Typical Cap Rate:	10.46%	Debt Coverage Ratio:	2.58
ARV based on Cap Rate:	$259,000.00		

50% Rule Cash Flow Estimates

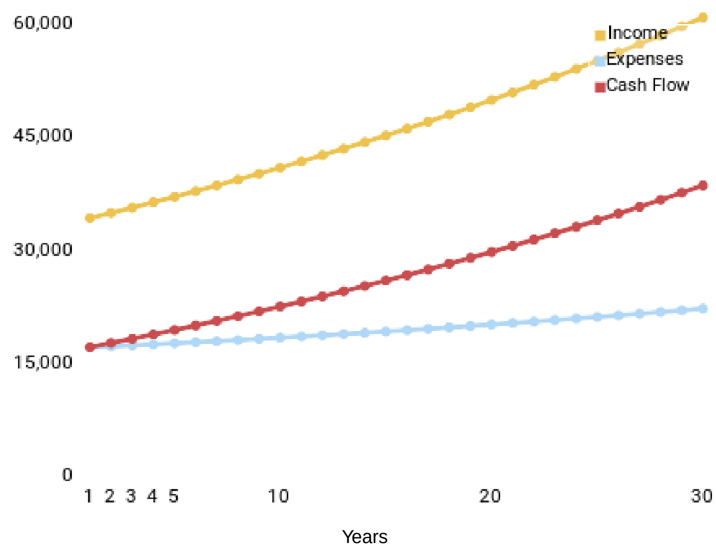
Total Monthly Income:	$2,800.00
x50% for Expenses:	$1,400.00
Monthly Payment/Interest Payment:	$873.56
Total Monthly Cash Flow using 50% Rule:	**$526.44**

Analysis Over Time

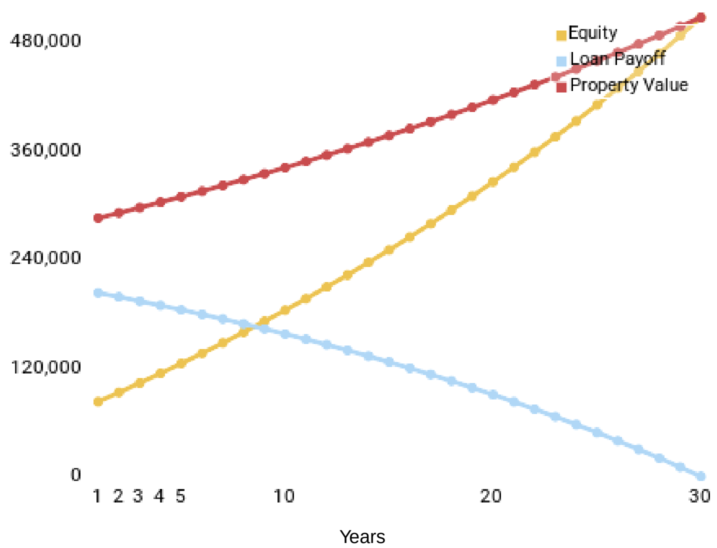
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

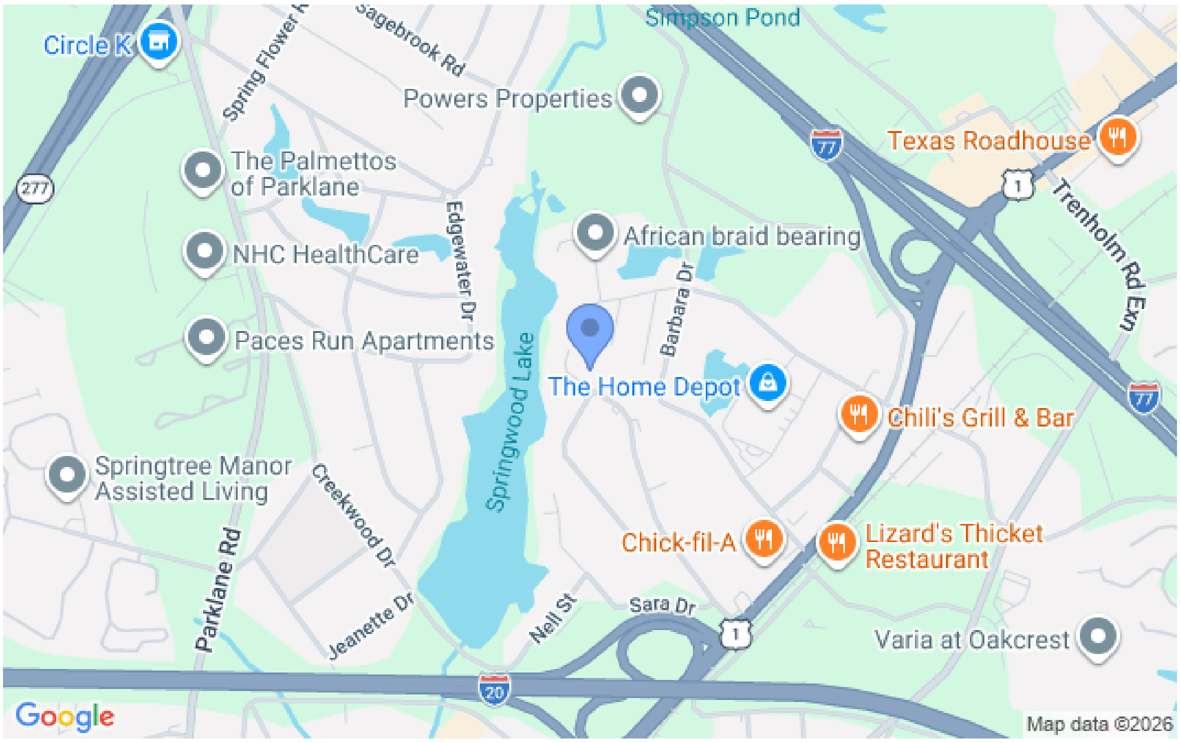
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$34,272	$34,957	$37,097	$40,958	$45,221	$49,928	$60,862
Total Annual Expenses	$17,117	$17,250	$17,664	$18,411	$19,236	$20,147	$22,264
Total Annual Cashflow	$17,155	$17,708	$19,433	$22,547	$25,985	$29,780	$38,598
Cash on Cash ROI	25.68%	26.51%	29.09%	33.75%	38.90%	44.58%	57.78%
Property Value	$285,600	$291,312	$309,143	$341,318	$376,843	$416,065	$507,181
Equity	$82,726	$92,895	$124,929	$183,805	$250,346	$325,597	$507,181
Loan Balance	$202,874	$198,417	$184,214	$157,513	$126,497	$90,468	$0
Total Profit if Sold	$33,081	$60,958	$149,544	$314,805	$504,259	$720,671	$1,247,116
Compound Annual Growth Rate	50%	38%	26%	19%	15%	13%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)




Circle K
Sagebrook Rd
Spring Flower R
Simpson Pond
Powers Properties
Texas Roadhouse
277
The Palmettos
of Parklane
77
1
Trenholm Rd Exn
Edgewater Dr
African braid bearing
NHC HealthCare
Barbara Dr
Paces Run Apartments
Springwood Lake
The Home Depot
Chili's Grill & Bar
77
Springtree Manor
Assisted Living
Creekwood Dr
Parklane Rd
Chick-fil-A
Lizard's Thicket
Restaurant
Sara Dr
Nell St
Jeanette Dr
1
Varia at Oakcrest
20
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