BiggerPockets Rental Property Calculator

BiggerPockets®

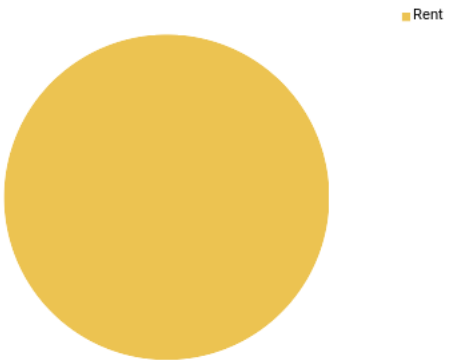
109 Salishan Dr

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,750.00	$3,248.34	$501.66	5.79%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$28,890.00	$107,285.00	5.61%	5.79%

Property Information

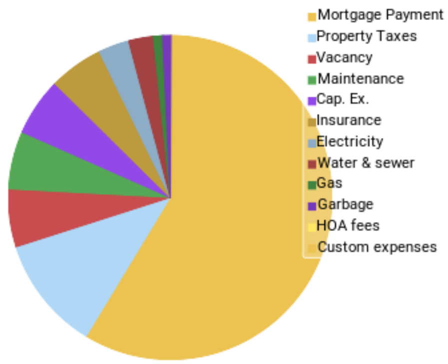
Purchase Price:	$499,000.00
Purchase Closing Costs:	$7,485.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$506,485.00**
After Repair Value	
Down Payment:	$99,800.00
Loan Amount:	$399,200.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	**$1,905.84**

Income



Rent	$3,750.00
Total	**$3,750.00**

Expenses



Electricity	$100.00	Gas	$30.00
Water & sewer	$80.00	HOA fees	$0.00
Garbage	$25.00	Custom expenses	
Vacancy	$187.50	Maintenance	$187.50
Cap. Ex.	$187.50	Insurance	$175.00
Property Taxes	$370.00	Mortgage Payment	$1,905.84
Total	**$3,248.34**		

Financial Projections

Total Initial Equity:	-$399,200.00		
Gross Rent Multiplier:	11.09		
Income-Expense Ratio (2% Rule):	0.74%		
Typical Cap Rate:	5.79%	Debt Coverage Ratio:	1.26
ARV based on Cap Rate:	$499,000.00		

50% Rule Cash Flow Estimates

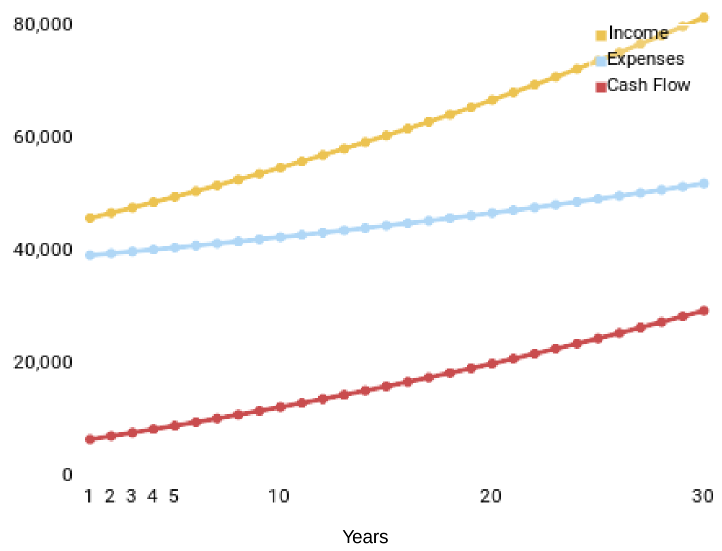
Total Monthly Income:	$3,750.00
x50% for Expenses:	$1,875.00
Monthly Payment/Interest Payment:	$1,905.84
Total Monthly Cash Flow using 50% Rule:	**-$30.84**

Analysis Over Time

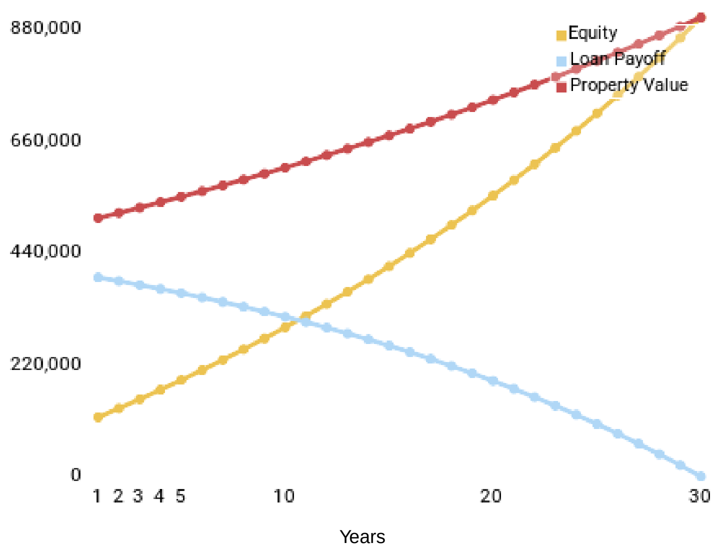
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$45,900	$46,818	$49,684	$54,855	$60,564	$66,868	$81,511
Total Annual Expenses	$39,302	$39,631	$40,657	$42,508	$44,552	$46,809	$52,051
Total Annual Cashflow	$6,598	$7,187	$9,027	$12,347	$16,012	$20,059	$29,460
Cash on Cash ROI	6.15%	6.70%	8.41%	11.51%	14.92%	18.70%	27.46%
Property Value	$508,980	$519,160	$550,936	$608,278	$671,588	$741,488	$903,869
Equity	$116,810	$134,306	$189,870	$293,773	$413,933	$553,247	$903,869
Loan Balance	$392,170	$384,853	$361,066	$314,506	$257,655	$188,240	$0
Total Profit if Sold	$16,123	$40,806	$121,586	$280,451	$473,196	$704,550	$1,305,933
Compound Annual Growth Rate	15%	17%	16%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1984