BiggerPockets Rental Property Calculator

BiggerPockets®

4104 Crescent Rd

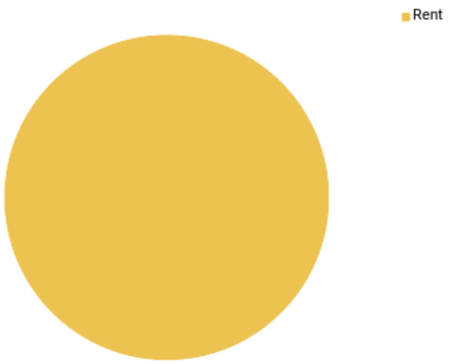
Monthly Income:	**Monthly Expenses:**	**Monthly Cash Flow:**	**Pro Forma Cap Rate:**
$1,250.00	$1,046.47	$203.53	5.70%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,758.00	$44,180.00	5.53%	5.70%

Property Information

Purchase Price:	$188,900.00
Purchase Closing Costs:	$4,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$192,900.00**
After Repair Value	

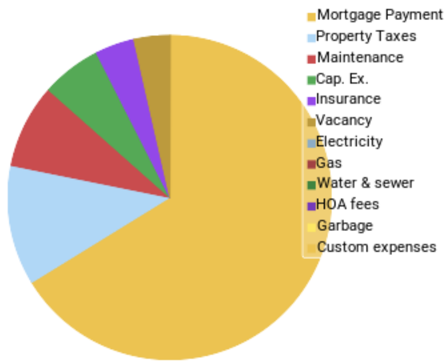
Down Payment:	$40,180.00
Loan Amount:	$148,720.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.800%
Monthly P&I:	**$692.97**

Income



Rent	$1,250.00
Total	**$1,250.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$37.50	Maintenance	$87.50
Cap. Ex.	$62.50	Insurance	$41.00
Property Taxes	$125.00	Mortgage Payment	$692.97
Total	**$1,046.47**		

Financial Projections

Total Initial Equity:	-$148,720.00		
Gross Rent Multiplier:	12.59		
Income-Expense Ratio (2% Rule):	0.65%		
Typical Cap Rate:	5.70%	Debt Coverage Ratio:	1.29
ARV based on Cap Rate:	$188,900.00		

50% Rule Cash Flow Estimates

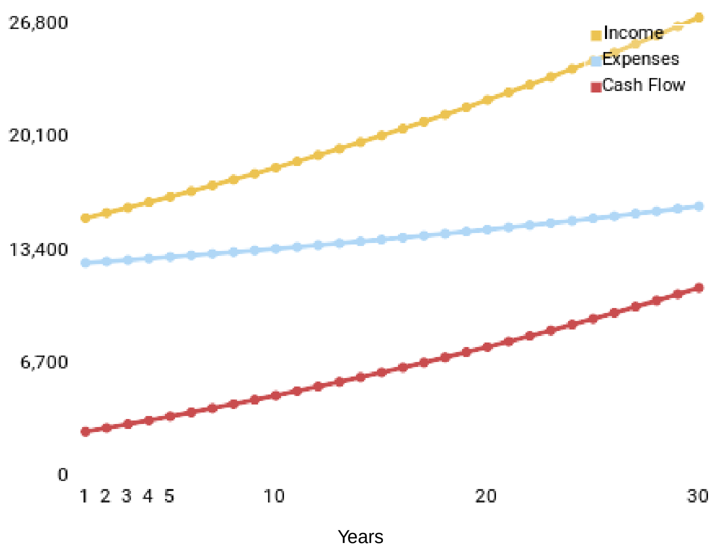
Total Monthly Income:	$1,250.00
x50% for Expenses:	$625.00
Monthly Payment/Interest Payment:	$692.97
Total Monthly Cash Flow using 50% Rule:	**-$67.97**

Analysis Over Time

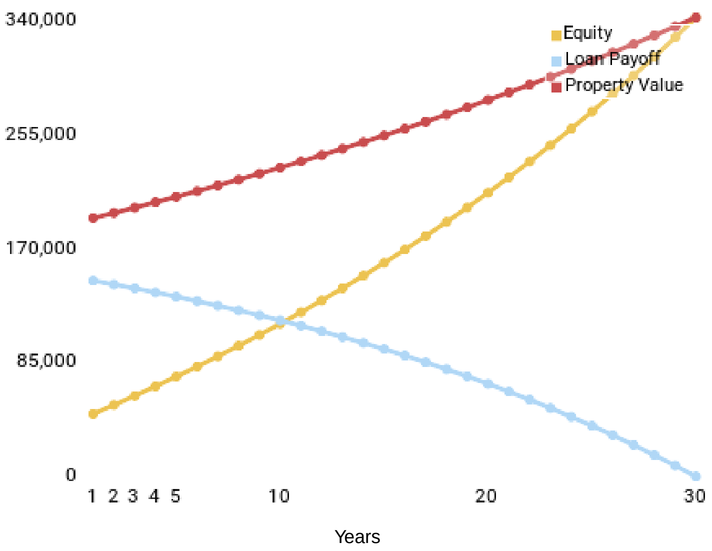
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

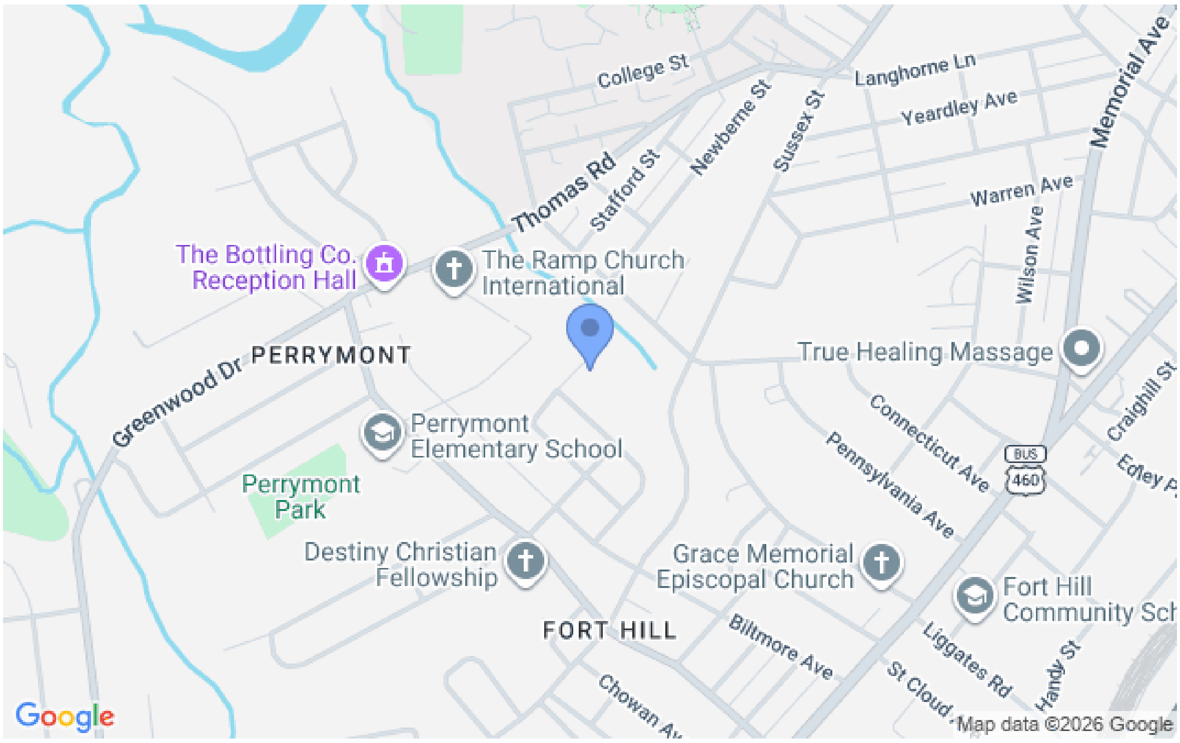
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$15,300	$15,606	$16,561	$18,285	$20,188	$22,289	$27,170
Total Annual Expenses	$12,643	$12,729	$12,999	$13,487	$14,025	$14,619	$15,999
Total Annual Cashflow	$2,657	$2,877	$3,562	$4,798	$6,163	$7,670	$11,171
Cash on Cash ROI	6.02%	6.51%	8.06%	10.86%	13.95%	17.36%	25.29%
Property Value	$192,678	$196,532	$208,561	$230,268	$254,235	$280,695	$342,166
Equity	$46,669	$53,339	$74,487	$113,899	$159,269	$211,604	$342,166
Loan Balance	$146,009	$143,193	$134,074	$116,369	$94,966	$69,092	$0
Total Profit if Sold	$5,147	$14,693	$45,833	$106,715	$180,117	$267,729	$493,676
Compound Annual Growth Rate	12%	15%	15%	13%	11%	10%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)




College St
Langhorne Ln
Yeardley Ave
Memorial Ave
Newberne St
Sussex St
Thomas Rd
Stafford St
Warren Ave
Wilson Ave
The Bottling Co.
Reception Hall
The Ramp Church
International
PERRYMONT
Greenwood Dr
True Healing Massage
Craighill St
Connecticut Ave
Pennsylvania Ave
BUS
460
Edley Pl
Perrymont
Elementary School
Perrymont
Park
Destiny Christian
Fellowship
Grace Memorial
Episcopal Church
Fort Hill
Community Sch
FORT HILL
Biltmore Ave
Liggates Rd
St Cloud
Handy St
Chowan Av
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