BiggerPockets Rental Property Calculator

BiggerPockets®

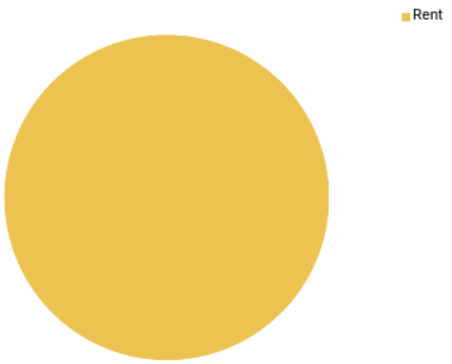
604 Euclid Ter

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,800.00	$3,970.27	$829.73	9.33%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$30,336.00	$110,125.00	9.04%	9.33%

Property Information

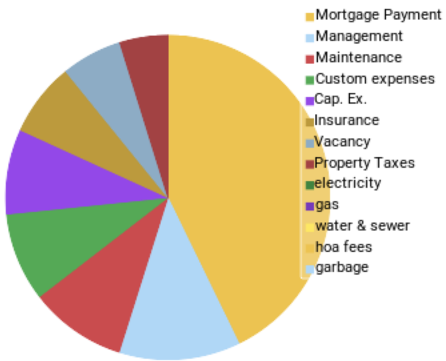
Purchase Price:	$325,000.00
Purchase Closing Costs:	$5,625.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$330,625.00**
After Repair Value	$350,000.00
Down Payment:	$100,000.00
Loan Amount:	$225,000.00
Loan Points:	2.0
Loan Fees:	$4,500.00
Amortized Over:	30 years
Loan Interest Rate:	8.300%
Monthly P&I:	**$1,698.27**

Income



Rent	$4,800.00
Total	**$4,800.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$350.00
Vacancy	$240.00	Maintenance	$384.00
Cap. Ex.	$336.00	Management	$480.00
Insurance	$291.00	Property Taxes	$191.00
Mortgage Payment	$1,698.27		
Total	**$3,970.27**		

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Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools.

Financial Projections

Total Initial Equity:	$125,000.00		
Gross Rent Multiplier:	5.64		
Income-Expense Ratio (2% Rule):	1.45%		
Typical Cap Rate:	9.33%	Debt Coverage Ratio:	1.49
ARV based on Cap Rate:	$325,000.00		

50% Rule Cash Flow Estimates

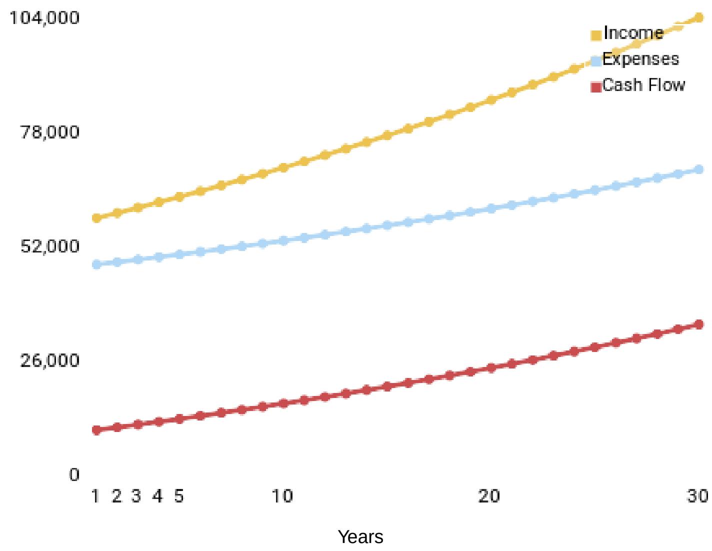
Total Monthly Income:	$4,800.00
x50% for Expenses:	$2,400.00
Monthly Payment/Interest Payment:	$1,698.27
Total Monthly Cash Flow using 50% Rule:	**$701.73**

Analysis Over Time

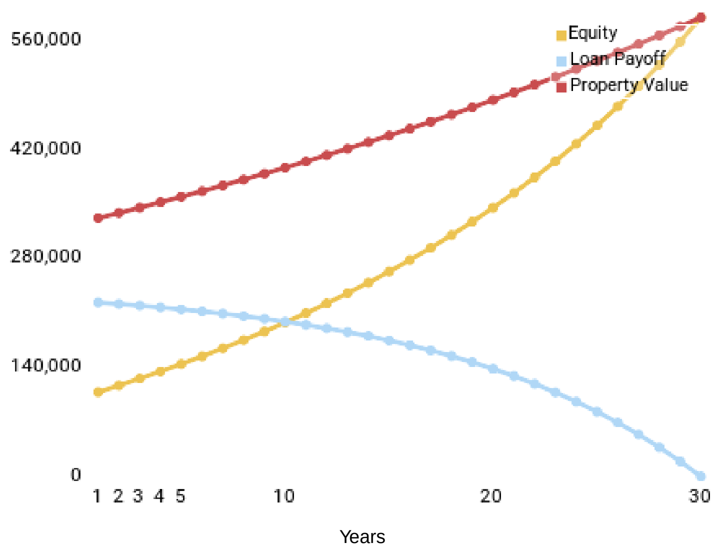
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$58,752	$59,927	$63,595	$70,214	$77,522	$85,591	$104,334
Total Annual Expenses	$48,188	$48,745	$50,481	$53,614	$57,073	$60,892	$69,764
Total Annual Cashflow	$10,564	$11,182	$13,114	$16,600	$20,449	$24,699	$34,570
Cash on Cash ROI	9.59%	10.15%	11.91%	15.07%	18.57%	22.43%	31.39%
Property Value	$331,500	$338,130	$358,826	$396,173	$437,407	$482,933	$588,693
Equity	$108,271	$116,824	$144,343	$197,594	$262,877	$344,771	$588,693
Loan Balance	$223,229	$221,306	$214,483	$198,580	$174,530	$138,162	$0
Total Profit if Sold	$8,709	$28,445	$93,349	$222,491	$382,170	$578,889	$1,122,479
Compound Annual Growth Rate	8%	12%	13%	12%	10%	10%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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Year Built	1940

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