BiggerPockets Rental Property Calculator

BiggerPockets®

450 Davis St

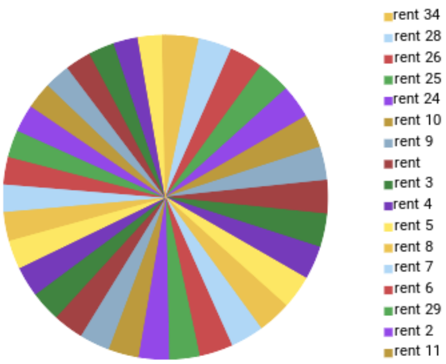
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$33,025.00	$16,725.91	$16,299.09	18.06%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$325,092.00	$18,000.00	1086.61%	18.06%

Property Information

Purchase Price:	$1,800,000.00
Purchase Closing Costs:	$18,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$1,818,000.00**
After Repair Value	

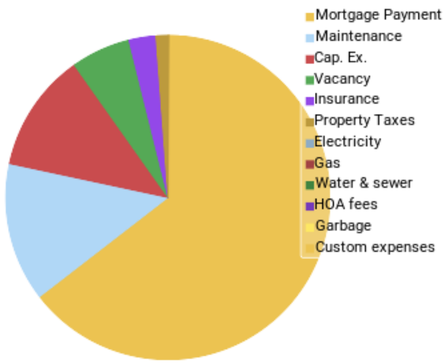
Down Payment:	$0.00
Loan Amount:	$1,800,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$10,791.91**

Income



rent	$1,100.00	rent 2	$1,000.00
rent 3	$1,100.00	rent 4	$1,100.00
rent 5	$1,100.00	rent 6	$1,100.00
rent 7	$1,100.00	rent 8	$1,100.00
rent 9	$1,100.00	rent 10	$1,100.00
rent 11	$1,000.00	rent 12	$900.00
rent 13	$1,000.00	rent 14	$950.00
rent 15	$850.00	rent 16	$900.00
rent 17	$1,000.00	rent 18	$1,000.00
rent 19	$900.00	rent 20	$875.00
rent 21	$800.00	rent 22	$100.00
rent 23	$1,000.00	rent 24	$1,100.00
rent 25	$1,100.00	rent 26	$1,100.00
rent 27	$850.00	rent 28	$1,100.00
rent 29	$1,000.00	rent 30	$950.00
rent 31	$900.00	rent 32	$850.00
rent 33	$800.00	rent 34	$1,100.00
Total	**$33,025.00**		

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$990.75	Maintenance	$2,311.75
Cap. Ex.	$1,981.50	Insurance	$450.00
Property Taxes	$200.00	Mortgage Payment	$10,791.91
Total	**$16,725.91**		

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Financial Projections

Total Initial Equity:	-$1,800,000.00		
Gross Rent Multiplier:	4.54		
Income-Expense Ratio (2% Rule):	1.82%		
Typical Cap Rate:	18.06%	Debt Coverage Ratio:	2.51
ARV based on Cap Rate:	$1,800,000.00		

50% Rule Cash Flow Estimates

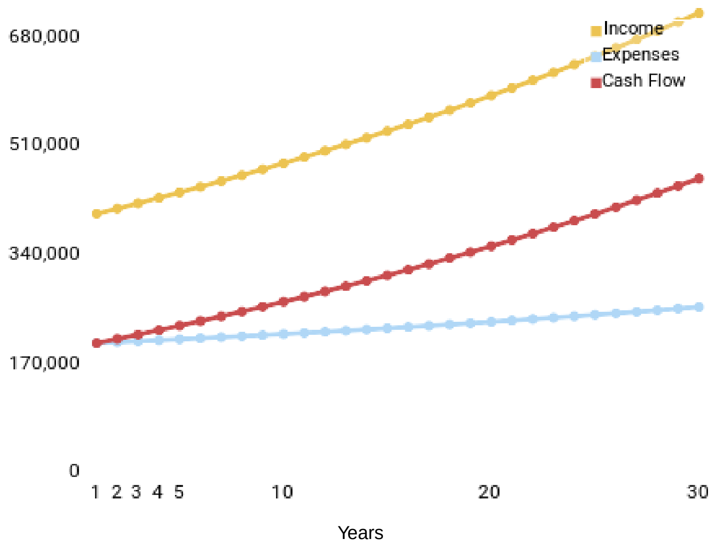
Total Monthly Income:	$33,025.00
x50% for Expenses:	$16,512.50
Monthly Payment/Interest Payment:	$10,791.91
Total Monthly Cash Flow using 50% Rule:	**$5,720.59**

Analysis Over Time

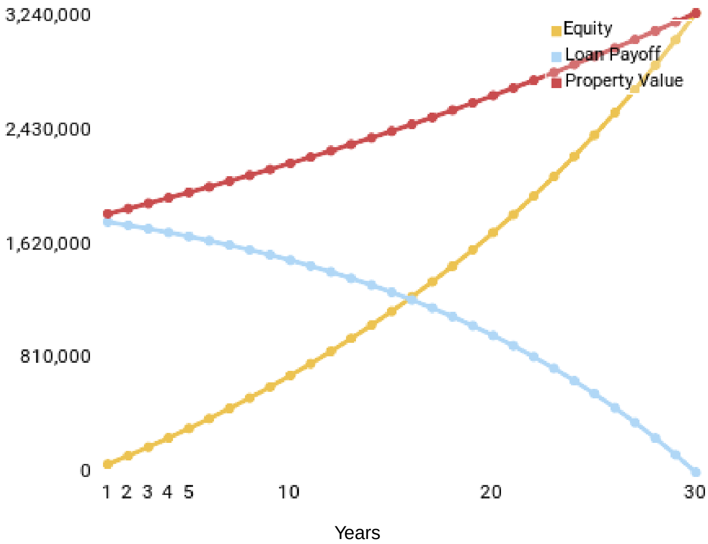
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$404,226	$412,311	$437,547	$483,087	$533,368	$588,881	$717,843
Total Annual Expenses	$202,135	$203,588	$208,122	$216,305	$225,340	$235,314	$258,486
Total Annual Cashflow	$202,091	$208,723	$229,425	$266,782	$308,028	$353,567	$459,356
Cash on Cash ROI	1122.73%	1159.57%	1274.58%	1482.12%	1711.27%	1964.26%	2551.98%
Property Value	$1,836,000	$1,872,720	$1,987,345	$2,194,190	$2,422,563	$2,674,705	$3,260,451
Equity	$58,104	$118,292	$312,367	$687,847	$1,143,684	$1,702,641	$3,260,451
Loan Balance	$1,777,896	$1,754,428	$1,674,978	$1,506,343	$1,278,879	$972,065	$0
Total Profit if Sold	$242,195	$511,105	$1,372,480	$3,005,678	$4,917,531	$7,151,441	$12,809,489
Compound Annual Growth Rate	1346%	442%	139%	67%	45%	35%	24%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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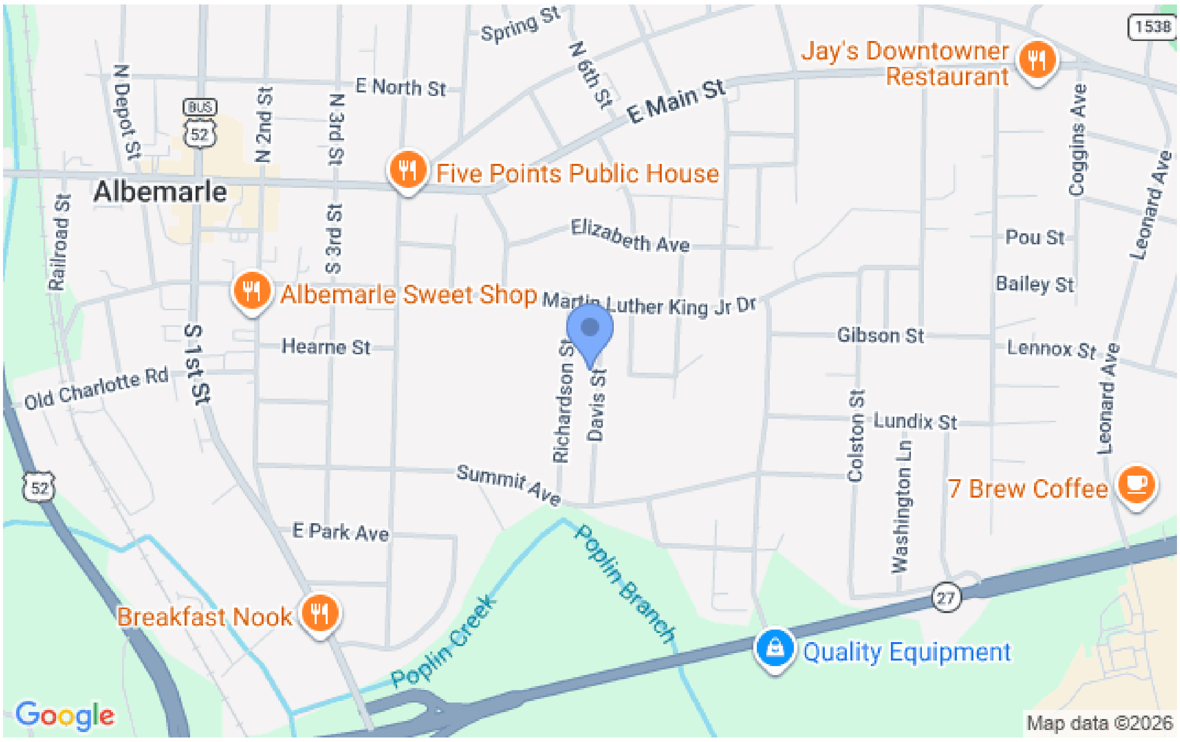
House Size (sq. ft)	12298.0
Year Built	1940



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