BiggerPockets Rental Property Calculator

BiggerPockets®

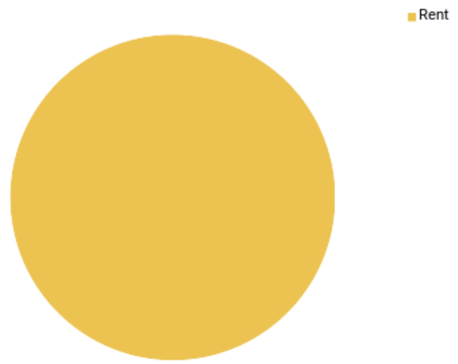
918 W Rex St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,150.00	$995.74	$154.26	20.38%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$6,114.00	$35,074.00	5.28%	9.13%

Property Information

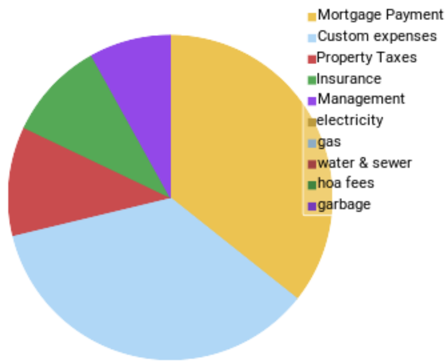
Purchase Price:	$67,000.00
Purchase Closing Costs:	$1,674.00
Estimated Repair Costs:	$20,000.00
Total Cost of Project:	**$88,674.00**
After Repair Value	$30,000.00
Down Payment:	$13,400.00
Loan Amount:	$53,600.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	25 years
Loan Interest Rate:	6.300%
Monthly P&I:	**$355.24**

Income



Rent	$1,150.00
Total	**$1,150.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$354.00
Management	$80.50	Insurance	$98.00
Property Taxes	$108.00	Mortgage Payment	$355.24
Total	**$995.74**		

Financial Projections

Total Initial Equity:	-$23,600.00		
Gross Rent Multiplier:	4.86		
Income-Expense Ratio (2% Rule):	1.30%		
Typical Cap Rate:	9.13%	Debt Coverage Ratio:	1.43
ARV based on Cap Rate:	$67,000.00		

50% Rule Cash Flow Estimates

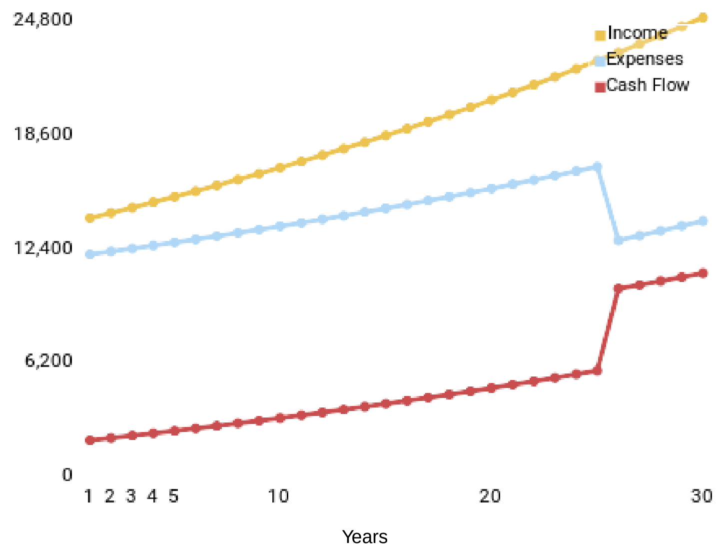
Total Monthly Income:	$1,150.00
x50% for Expenses:	$575.00
Monthly Payment/Interest Payment:	$355.24
Total Monthly Cash Flow using 50% Rule:	**$219.76**

Analysis Over Time

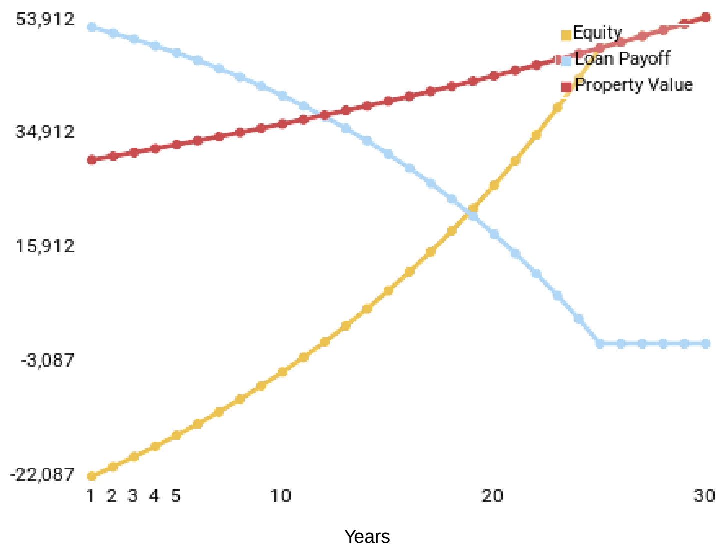
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$14,076	$14,358	$15,236	$16,822	$18,573	$20,506	$24,997
Total Annual Expenses	$12,103	$12,259	$12,749	$13,632	$14,607	$15,684	$13,922
Total Annual Cashflow	$1,973	$2,098	$2,487	$3,190	$3,966	$4,822	$11,075
Cash on Cash ROI	5.63%	5.98%	7.09%	9.10%	11.31%	13.75%	31.58%
Property Value	$30,600	$31,212	$33,122	$36,570	$40,376	$44,578	$54,341
Equity	-$22,088	-$20,505	-$15,286	-$4,730	$8,808	$26,335	$54,341
Loan Balance	$52,688	$51,717	$48,408	$41,300	$31,568	$18,243	$0
Total Profit if Sold	-$55,188	-$51,507	-$39,220	-$14,147	$17,637	$57,529	$165,688
Compound Annual Growth Rate	0%	0%	0%	-5%	3%	5%	6%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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House Size (sq. ft)	900.0
Year Built	1909