BiggerPockets Rental Property Calculator

2001 Lilias Dr

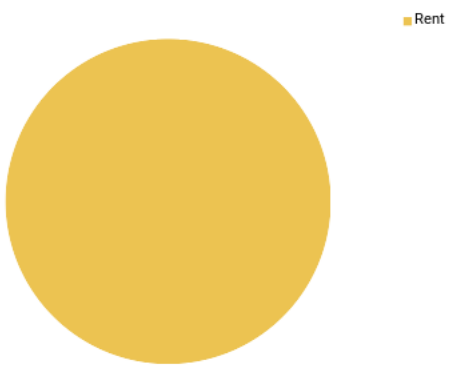
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,700.00	$715.50	$984.50	11.81%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$11,814.00	$102,000.00	11.58%	11.81%

Property Information

Purchase Price:	$100,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$102,000.00**
After Repair Value	

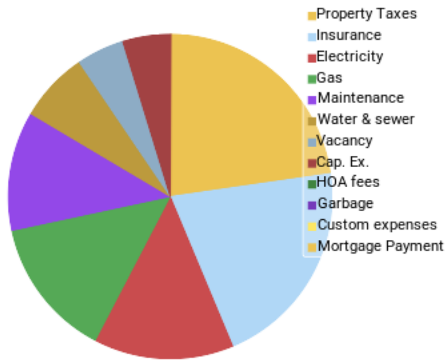
Down Payment:	$100,000.00
Loan Amount:	$0.00
Loan Points:	-
Loan Fees:	$0.00
Loan Interest Rate:	-
Monthly P&I:	**$0.00**

Income



Rent	$1,700.00
Total	**$1,700.00**

Expenses



Electricity	$100.00	Gas	$100.00
Water & sewer	$50.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$34.00	Maintenance	$85.00
Cap. Ex.	$34.00	Insurance	$150.00
Property Taxes	$162.50	Mortgage Payment	$0.00
Total	**$715.50**		

Financial Projections

Total Initial Equity:	$0.00		
Gross Rent Multiplier:	4.90		
Income-Expense Ratio (2% Rule):	1.67%		
Typical Cap Rate:	11.81%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	$100,000.00		

50% Rule Cash Flow Estimates

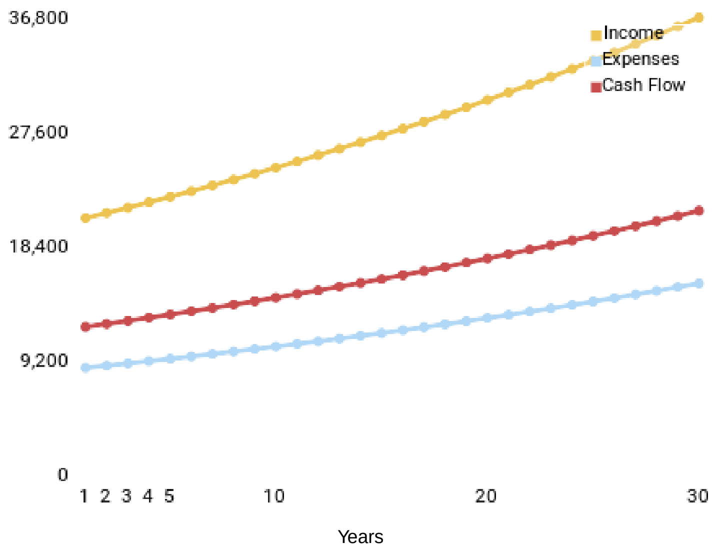
Total Monthly Income:	$1,700.00
x50% for Expenses:	$850.00
Monthly Payment/Interest Payment:	$0.00
Total Monthly Cash Flow using 50% Rule:	**$850.00**

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	$20,808	$21,224	$22,523	$24,867	$27,456	$30,313	$36,952
Total Annual Expenses	$8,758	$8,933	$9,480	$10,466	$11,556	$12,758	$15,552
Total Annual Cashflow	$12,050	$12,291	$13,044	$14,401	$15,900	$17,555	$21,399
Cash on Cash ROI	11.81%	12.05%	12.79%	14.12%	15.59%	17.21%	20.98%
Property Value	$102,000	$104,040	$110,408	$121,899	$134,587	$148,595	$181,136
Equity	$102,000	$104,040	$110,408	$121,899	$134,587	$148,595	$181,136
Loan Balance	$0	$0	$0	$0	$0	$0	$0
Total Profit if Sold	$8,990	$23,260	$67,806	$148,190	$236,940	$334,927	$562,559
Compound Annual Growth Rate	9%	11%	11%	9%	8%	8%	6%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)