BiggerPockets Rental Property Calculator

BiggerPockets®

8205 South Broadway

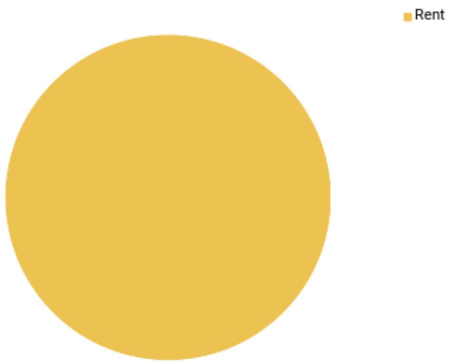
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,503.00	$1,767.89	$735.11	10.91%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$18,675.00	$35,612.60	24.77%	10.91%

Property Information

Purchase Price:	$171,200.00
Purchase Closing Costs:	$3.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$171,203.00**
After Repair Value	

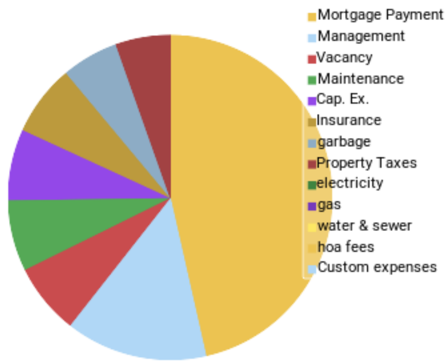
Down Payment:	$34,240.00
Loan Amount:	$136,960.00
Loan Points:	1.0
Loan Fees:	$1,369.60
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$821.14**

Income



Rent	$2,503.00
Total	**$2,503.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$100.00	Custom expenses	
Vacancy	$125.15	Maintenance	$125.15
Cap. Ex.	$125.15	Management	$250.30
Insurance	$125.00	Property Taxes	$96.00
Mortgage Payment	$821.14		
Total	**$1,767.89**		

Financial Projections

Total Initial Equity:	-$136,960.00		
Gross Rent Multiplier:	5.70		
Income-Expense Ratio (2% Rule):	1.46%		
Typical Cap Rate:	10.91%	Debt Coverage Ratio:	1.90
ARV based on Cap Rate:	$171,200.00		

50% Rule Cash Flow Estimates

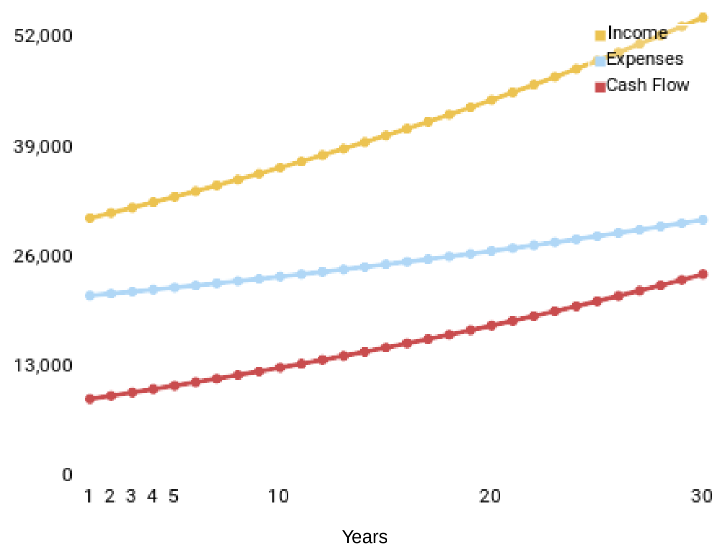
Total Monthly Income:	$2,503.00
x50% for Expenses:	$1,251.50
Monthly Payment/Interest Payment:	$821.14
Total Monthly Cash Flow using 50% Rule:	**$430.36**

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	$30,637	$31,249	$33,162	$36,614	$40,425	$44,632	$54,406
Total Annual Expenses	$21,442	$21,674	$22,397	$23,703	$25,144	$26,736	$30,433
Total Annual Cashflow	$9,195	$9,576	$10,765	$12,911	$15,280	$17,896	$23,973
Cash on Cash ROI	25.82%	26.89%	30.23%	36.25%	42.91%	50.25%	67.32%
Property Value	$174,624	$178,116	$189,019	$208,692	$230,413	$254,394	$310,105
Equity	$39,346	$44,624	$61,571	$94,076	$133,104	$180,431	$310,105
Loan Balance	$135,278	$133,492	$127,447	$114,616	$97,308	$73,963	$0
Total Profit if Sold	$12,928	$27,782	$75,819	$168,502	$279,099	$410,572	$751,642
Compound Annual Growth Rate	36%	33%	26%	19%	16%	13%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)