BiggerPockets Rental Property Calculator

8th DAY REALTY GROUP

5808 Hazelton Ct

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,600.00	$1,365.73	$234.27	6.46%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$13,236.00	$54,580.40	5.15%	9.05%

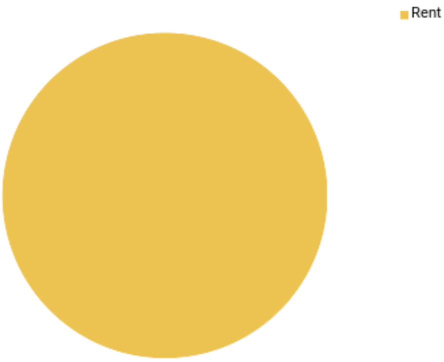
Property Information

Purchase Price:	$146,300.00
Purchase Closing Costs:	$3,650.00
Estimated Repair Costs:	$20,500.00
Total Cost of Project:	**$170,450.00**
After Repair Value	$205,000.00

Property Description
5809 Hazelton Ct just rented for $1600 - With new roof, floors, paint and HVAC this house should rent for the same.

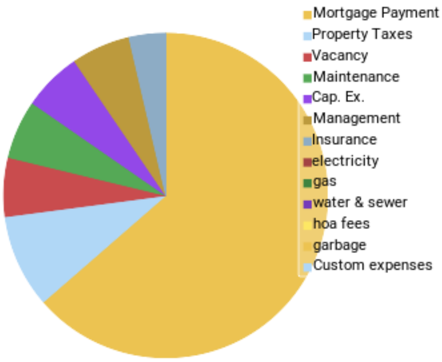
Down Payment:	$29,260.00
Loan Amount:	$117,040.00
Loan Points:	1.0
Loan Fees:	$1,170.40
Amortized Over:	25 years
Loan Interest Rate:	7.550%
Monthly P&I:	**$868.73**

Income



Rent	$1,600.00
Total	**$1,600.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$80.00	Maintenance	$80.00
Cap. Ex.	$80.00	Management	$80.00
Insurance	$50.00	Property Taxes	$127.00
Mortgage Payment	$868.73		
Total	**$1,365.73**		

Financial Projections

Total Initial Equity:	$87,960.00		
Gross Rent Multiplier:	7.62		
Income-Expense Ratio (2% Rule):	0.94%		
Typical Cap Rate:	9.05%	Debt Coverage Ratio:	1.27
ARV based on Cap Rate:	$146,300.00		

50% Rule Cash Flow Estimates

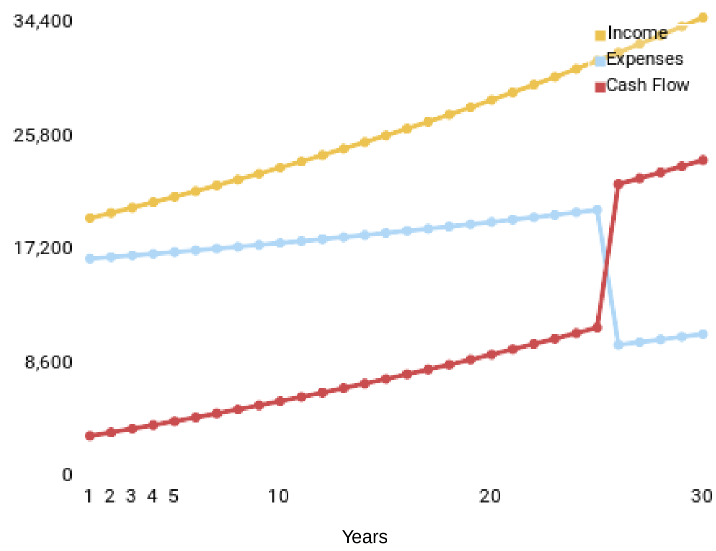
Total Monthly Income:	$1,600.00
x50% for Expenses:	$800.00
Monthly Payment/Interest Payment:	$868.73
Total Monthly Cash Flow using 50% Rule:	**-$68.73**

Analysis Over Time

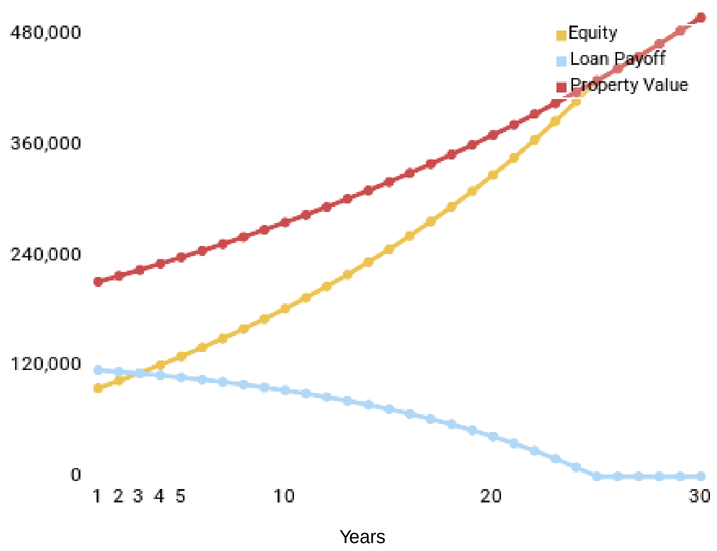
Annual Growth Assumptions	2% Expenses	2% Income	3% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$19,584	$19,976	$21,198	$23,405	$25,841	$28,530	$34,778
Total Annual Expenses	$16,508	$16,630	$17,009	$17,695	$18,451	$19,287	$10,803
Total Annual Cashflow	$3,076	$3,346	$4,189	$5,710	$7,389	$9,243	$23,975
Cash on Cash ROI	5.64%	6.13%	7.67%	10.46%	13.54%	16.94%	43.93%
Property Value	$211,150	$217,485	$237,651	$275,503	$319,383	$370,253	$497,589
Equity	$95,754	$103,862	$130,223	$182,077	$246,358	$326,950	$497,589
Loan Balance	$115,396	$113,623	$107,429	$93,426	$73,025	$43,303	$0
Total Profit if Sold	$44,250	$55,703	$93,777	$171,079	$268,881	$391,908	$730,089
Compound Annual Growth Rate	81%	42%	22%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft) 1165.0
Year Built 1993