

Rental Property Calculator

Result UNIT "B" w/ rooftop

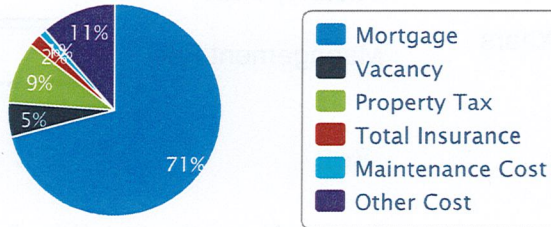
For the 20 Years Invested

First Year Income and Expense

Return (IRR):	13.19% per year
Total Profit when Sold:	\$921,877.51
Cash on Cash Return:	742.65%
Capitalization Rate:	5.19%
Total Rental Income:	\$1,133,392.40
Total Mortgage Payments:	\$601,377.90
Total Expenses:	\$271,390.78
Total Net Operating Income:	\$862,001.61

	Monthly	Annual
Income:	\$3,700.00	\$44,400.00
Mortgage Pay:	\$2,505.74	\$30,068.90
Vacancy (5%):	\$185.00	\$2,220.00
Property Tax:	\$333.33	\$4,000.00
Total Insurance:	\$66.67	\$800.00
Maintenance Cost:	\$41.67	\$500.00
Other Cost:	\$400.00	\$4,800.00
Cash Flow:	\$167.59	\$2,011.10
Net Operating Income (NOI):	\$2,673.33	\$32,080.00


First Year Expense Breakdown



Breakdown Over Time

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End	
							Cash to Receive	Return (IRR)
Begin				-\$124,134				
1.	\$42,180	\$30,069	\$10,100	\$2,011	1.62%	\$150,157	\$99,220	-18.45%
2.	\$43,445	\$30,069	\$10,403	\$2,974	2.40%	\$177,603	\$125,138	2.40%
3.	\$44,749	\$30,069	\$10,715	\$3,965	3.19%	\$206,005	\$151,966	9.18%
4.	\$46,091	\$30,069	\$11,037	\$4,986	4.02%	\$235,399	\$179,738	12.06%
5.	\$47,474	\$30,069	\$11,368	\$6,037	4.86%	\$265,820	\$208,489	13.42%
6.	\$48,898	\$30,069	\$11,709	\$7,121	5.74%	\$297,305	\$238,255	14.08%
7.	\$50,365	\$30,069	\$12,060	\$8,236	6.64%	\$329,895	\$269,073	14.38%
8.	\$51,876	\$30,069	\$12,422	\$9,385	7.56%	\$363,628	\$300,982	14.49%
9.	\$53,432	\$30,069	\$12,794	\$10,569	8.51%	\$398,548	\$334,022	14.49%

10.	\$55,035	\$30,069	\$13,178	\$11,788	9.50%	\$434,698	\$368,236	14.43%
11.	\$56,686	\$30,069	\$13,574	\$13,044	10.51%	\$472,122	\$403,667	14.33%
12.	\$58,387	\$30,069	\$13,981	\$14,337	11.55%	\$510,869	\$440,360	14.21%
13.	\$60,139	\$30,069	\$14,400	\$15,670	12.62%	\$550,986	\$478,362	14.08%
14.	\$61,943	\$30,069	\$14,832	\$17,042	13.73%	\$592,525	\$517,722	13.94%
15.	\$63,801	\$30,069	\$15,277	\$18,455	14.87%	\$635,538	\$558,491	13.81%
16.	\$65,715	\$30,069	\$15,735	\$19,911	16.04%	\$680,080	\$600,721	13.68%
17.	\$67,687	\$30,069	\$16,208	\$21,410	17.25%	\$726,208	\$644,468	13.55%
18.	\$69,717	\$30,069	\$16,694	\$22,954	18.49%	\$773,980	\$689,788	13.42%
19.	\$71,809	\$30,069	\$17,195	\$24,545	19.77%	\$823,458	\$736,741	13.31%
20.	\$73,963	\$30,069	\$17,710	\$811,571	21.09%	\$874,707	\$785,388	13.19%
Total	\$1,133,392	\$601,378	\$271,391	\$921,878	742.65%			

Purchase		Income	
Purchase Price	<input type="text" value="618170"/>	Annual Increase	
Use Loan?	<input type="radio"/> Yes <input type="radio"/> No	Monthly Rent	<input type="text" value="3700"/> <input type="text" value="3"/>
Down Payment	<input type="text" value="20"/>	Other Monthly Income	<input type="text" value="0"/> <input type="text" value="3"/>
Interest Rate	<input type="text" value="4.5"/>	Vacancy Rate	<input type="text" value="5"/>
Loan Term	<input type="text" value="30"/> Years	Management Fee	<input type="text" value="0"/>
Closing Cost	<input type="text" value="500"/>		
Need Repairs?	<input type="radio"/> Yes <input type="radio"/> No	Sell	
		Do You Know the Sell Price?	<input type="radio"/> Yes <input type="radio"/> No
Recurring Operating Expenses		Value Appreciation	<input type="text" value="3"/> Per Year
	Annual	Annual Increase	
Property Tax	<input type="text" value="4000"/>	<input type="text" value="3"/>	
Total Insurance	<input type="text" value="800"/>	<input type="text" value="3"/>	
HOA Fee	<input type="text" value="0"/>	<input type="text" value="3"/>	
Maintenance	<input type="text" value="500"/>	<input type="text" value="3"/>	
Other Costs	<input type="text" value="4800"/>	<input type="text" value="3"/>	
		Holding Length	<input type="text" value="20"/> Years
		Cost to Sell	<input type="text" value="8"/>
		Calculate 	Clear

by Calculator.net