Rental Property Calculator

Result

Income:

For the 20 Years Invested

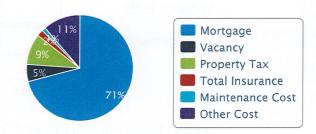
Return (IRR):	13.19% per year		
Total Profit when Sold:	\$921,877.51		
Cash on Cash Return:	742.65%		
Capitalization Rate:	5.19%		
Total Rental Income:	\$1,133,392.40		
Total Mortgage Payments:	\$601,377.90		
Total Expenses:	\$271,390.78		
Total Net Operating	\$862,001,61		

\$862,001.61

First Year Income and Expense

	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 Expens		Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End	
			Expenses				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%

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

Purchase			Income					
Purchase Price	618170	cooming:			Annual Increase			
Use Loan? O Yes	O No		Monthly Rent	3700	3			
Down Payment	20		Other Monthly Income	0	3			
Interest Rate	4.5		Vacancy Rate	5				
Loan Term	30	Years	Management Fee	0				
Closing Cost	500	xelf Whe						
Need Repairs? O	Need Repairs? O Yes O No Sell							
			Do You Know the Sell Price? O Yes O No					
Recurring Operating Expenses			Value Appreciation	3	Per Year			
	Annual	Annual Increase	Holding Length	20	Years			
Property Tax	4000	3	Cost to Sell	8	1.00.0			
Total Insurance	800	3	Cost to Sell	0				
HOA Fee	0	3	Calculate	Clear				
Maintenance	500	3						
Other Costs	4800	3						