

Rental Property Calculator

Result

UNIT "C"

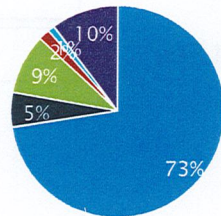
For the 20 Years Invested

First Year Income and Expense

Return (IRR):	13.48% per year
Total Profit when Sold:	\$1,059,520.14
Cash on Cash Return:	755.58%
Capitalization Rate:	5.28%
Total Rental Income:	\$1,271,237.42
Total Mortgage Payments:	\$679,655.19
Total Expenses:	\$279,451.89
Total Net Operating Income:	\$991,785.52

	Monthly	Annual
Income:	\$4,150.00	\$49,800.00
Mortgage Pay:	\$2,831.90	\$33,982.76
Vacancy (5%):	\$207.50	\$2,490.00
Property Tax:	\$358.33	\$4,300.00
Total Insurance:	\$66.67	\$800.00
Maintenance Cost:	\$41.67	\$500.00
Other Cost:	\$400.00	\$4,800.00
Cash Flow:	\$243.94	\$2,927.24
Net Operating Income (NOI):	\$3,075.83	\$36,910.00

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				-\$140,227				
1.	\$47,310	\$33,983	\$10,400	\$2,927	2.09%	\$169,702	\$112,135	-17.95%
2.	\$48,729	\$33,983	\$10,712	\$4,035	2.88%	\$200,720	\$141,426	2.90%
3.	\$50,191	\$33,983	\$11,033	\$5,175	3.69%	\$232,820	\$171,746	9.65%
4.	\$51,697	\$33,983	\$11,364	\$6,350	4.53%	\$266,039	\$203,134	12.50%
5.	\$53,248	\$33,983	\$11,705	\$7,560	5.39%	\$300,420	\$235,627	13.83%
6.	\$54,845	\$33,983	\$12,056	\$8,806	6.28%	\$336,004	\$269,267	14.47%
7.	\$56,491	\$33,983	\$12,418	\$10,090	7.20%	\$372,835	\$304,097	14.76%
8.	\$58,185	\$33,983	\$12,791	\$11,412	8.14%	\$410,959	\$340,159	14.85%
9.	\$59,931	\$33,983	\$13,174	\$12,774	9.11%	\$450,425	\$377,500	14.84%

10.	\$61,729	\$33,983	\$13,570	\$14,176	10.11%	\$491,279	\$416,167	14.77%
11.	\$63,581	\$33,983	\$13,977	\$15,621	11.14%	\$533,575	\$456,209	14.66%
12.	\$65,488	\$33,983	\$14,396	\$17,109	12.20%	\$577,365	\$497,678	14.53%
13.	\$67,453	\$33,983	\$14,828	\$18,642	13.29%	\$622,704	\$540,627	14.40%
14.	\$69,476	\$33,983	\$15,273	\$20,221	14.42%	\$669,650	\$585,110	14.26%
15.	\$71,561	\$33,983	\$15,731	\$21,847	15.58%	\$718,262	\$631,186	14.12%
16.	\$73,707	\$33,983	\$16,203	\$23,522	16.77%	\$768,601	\$678,913	13.98%
17.	\$75,919	\$33,983	\$16,689	\$25,247	18.00%	\$820,733	\$728,354	13.85%
18.	\$78,196	\$33,983	\$17,190	\$27,024	19.27%	\$874,724	\$779,574	13.72%
19.	\$80,542	\$33,983	\$17,705	\$28,854	20.58%	\$930,642	\$832,638	13.60%
20.	\$82,958	\$33,983	\$18,236	\$918,356	21.92%	\$988,561	\$887,616	13.48%
Total	\$1,271,237	\$679,655	\$279,452	\$1,059,520	755.58%			

Purchase		Income	
Purchase Price	<input type="text" value="698633"/>	Annual Increase	
Use Loan?	<input type="radio"/> Yes <input type="radio"/> No	Monthly Rent	<input type="text" value="4150"/> <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"/>	Sell	
Need Repairs?	<input type="radio"/> Yes <input type="radio"/> No	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="4300"/>	<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

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