

RENTAL PROPERTY DEAL CALCULATOR

124 N Franklin, Ames 50014

*** Instructions: Enter data into the grey cells with blue text only ***

Property Information		Purchase & Financing		Rental Income (\$/month)		Operating Expenses		
				qty.	current	market	notes	
Street Address	124 N Franklin	Purchase Price (\$)	\$ 186,820.00	Unit type A < 1bed,1bath>	1	\$ 2,000.00	\$ 2,100.00	
City/Town, State	Ames	Downpayment (%)	25.00%	Unit type B < 2bed,1bath>	1			
County	Iowa	Interest Rate (%)	4.250%	Unit type C < 3bed,1bath>	1			
Zip Code	50014	Loan Term (years)	30	Unit type D < 2bed,1bath>	1			
Year Built		Closing Costs (%)	0.10%	Unit type E < 2bed,1bath>	1			
Style	SFH	Loan Origination Date	6/1/2021	Unit type F < 2bed,1bath>	1			
Livable Space Sqft	1,564	Mortgage Insurance (\$/year)	\$ -	Unit type G < 2bed,1bath>	1	\$ -	\$ -	
Heating Fuel	Natural Gas	Repair Cost (\$)		Unit type H < 1bed,1bath>	0	\$ -	\$ -	
Heating type	Furnace	Property Value		Unit type I < 1bed,1bath>	0	\$ -	\$ -	
Hot Water type	Tank	Desired ARV Discount (% ARV)	75%	Unit type J < 1bed,1bath>	0	\$ -	\$ -	
Cooling type	Central AC	Market's CAP Rate (5+ units)	0.00%	Other Income (\$/month)		qty.	current	market
Water source	City-Connected	Notes: FHA loan		ex.) garage, laundry, vending	1	\$ -	\$ -	
Sewer type	City-Connected			ex.) parking, storage, etc.	1	\$ -	\$ -	
Meter Segregation	Electric & Gas per unit							
				Select for Analysis (choose one)		Current		

Purchase & Financing Results		Cash Flow Analysis		Key Performance Indicators	
		monthly	yearly		notes
Downpayment	\$ 46,705.00	Gross Income	\$ 2,000.00 \$ 24,000.00	Property Age	2023 years old
Loan Amount	\$ 140,115.00	Less: Loan Payment (P&I + MI)	\$ 689.28 \$ 8,271.38	Price per Square Foot	\$ 119.45
Monthly Loan Payment (P&I)	\$ 5689.28	Less: Property Management Fee	\$ 100.00 \$ 1,200.00	Average Cost per Unit	\$ 186,820.00
Monthly Mortgage Insurance (MI)	\$ -	Less: Leasing Fees	\$ - \$ -	Property Value (@ Market Cap Rate)	#DIV/0! commercial only
Total Monthly Mortgage Payment	\$ 970.61	Less: Vacancy Reserve	\$ - \$ -	Operating Expenses (\$/year)	\$ 6,976.00
Closing Costs	\$ 140.12	Less: Maint. & Repairs Reserve	\$ 100.00 \$ 1,200.00	Net Operating Income (\$/year)	\$ 17,024.00
Annual Percentage Rate (APR)	4.258%	Less: Capital Expense Reserve	\$ 100.00 \$ 1,200.00	Principal Paydown (year 1)	\$ 2,362.15
Price to Value (%)	#DIV/0!	Less: Property Tax	\$ 208.33 \$ 2,476.00	Price to Rent Ratio	7.78 < 8
Max Allowable Offer (Flip/BRRR)	\$ -	Less: Insurance	\$ 75.00 \$ 900.00	Debt-Service Coverage Ratio	2.06 > 1.25
Total Initial Investment	\$ 46,845.12	Less: HOA Fee	\$ - \$ -	1% Rule Check (Rent + Price > 1%)	1.1%
		Less: Owner-Paid Utilities	\$ - \$ -	50% Rule Check (OpEx + Rent > 50%)	29.1%
		Less: < Other Expense >	\$ - \$ -	Capitalization Rate (Cap Rate)	9.1%
		Net Cash Flow	\$ 729.39 \$ 8,752.62	Cash on Cash Return on Investment	18.7%
		<i>Per Unit Average</i>	<i># units: 1 \$ 729.39 \$ 8,752.62</i>	Total Return on Investment (year 1)	23.7%

Debt Paydown Summary (10 year)			Helpful links		
EOY	Paydown	ROI			
1	\$ 2,362.15	5.04%	Mortgage Rates		
2	\$ 2,464.52	5.26%	Rentometer		
3	\$ 2,571.33	5.49%	Data Commons		
4	\$ 2,682.76	5.73%	City-Data		
5	\$ 2,799.03	5.98%			
6	\$ 2,920.33	6.23%			
7	\$ 3,046.89	6.50%			
8	\$ 3,178.94	6.79%			
9	\$ 3,316.71	7.08%			
10	\$ 3,460.45	7.39%			

Building Basis %	90.0%	Starting Value	\$186,000.00
Years to Depreciate	27.5	Appreciation %	10.00%
Your Tax Bracket %	24%		

Tax Deduction Summary (10 year)					Appreciation Summary (10 year)				
EOY	Depreciation	Interest paid	Total Deductions	Tax Savings	ROI	EOY	Value	Gain	ROI
1	\$ -	\$ 5,909.23	\$ 5,909.23	\$ 1,418.21	3.03%	1	\$204,600.00	\$ 18,600.00	39.71%
2	\$ -	\$ 5,806.86	\$ 5,806.86	\$ 1,393.65	2.98%	2	\$225,060.00	\$ 20,460.00	43.68%
3	\$ -	\$ 5,700.05	\$ 5,700.05	\$ 1,368.01	2.92%	3	\$247,566.00	\$ 22,506.00	48.04%
4	\$ -	\$ 5,588.61	\$ 5,588.61	\$ 1,341.27	2.86%	4	\$272,322.60	\$ 24,756.60	52.85%
5	\$ -	\$ 5,472.35	\$ 5,472.35	\$ 1,313.36	2.80%	5	\$299,554.86	\$ 27,232.26	58.13%
6	\$ -	\$ 5,351.05	\$ 5,351.05	\$ 1,284.25	2.74%	6	\$329,510.35	\$ 29,955.49	63.95%
7	\$ -	\$ 5,224.49	\$ 5,224.49	\$ 1,253.88	2.68%	7	\$362,461.38	\$ 32,951.03	70.34%
8	\$ -	\$ 5,092.44	\$ 5,092.44	\$ 1,222.19	2.61%	8	\$398,707.52	\$ 36,246.14	77.37%
9	\$ -	\$ 4,954.67	\$ 4,954.67	\$ 1,189.12	2.54%	9	\$438,578.27	\$ 39,870.75	85.11%
10	\$ -	\$ 4,810.93	\$ 4,810.93	\$ 1,154.62	2.46%	10	\$482,436.10	\$ 43,857.83	93.62%

Total Return on Investment (10 year)										
End of Year -->	1	2	3	4	5	6	7	8	9	10
<i>Source of Gain</i>										
Cash Flow	18.7%	18.7%	18.7%	18.7%	18.7%	18.7%	18.7%	18.7%	18.7%	18.7%
Debt Paydown	5.04%	5.26%	5.49%	5.73%	5.98%	6.23%	6.50%	6.79%	7.08%	7.39%
Tax Savings	3.03%	2.98%	2.92%	2.86%	2.80%	2.74%	2.68%	2.61%	2.54%	2.46%
Appreciation	39.71%	43.68%	48.04%	52.85%	58.13%	63.95%	70.34%	77.37%	85.11%	93.62%
Total ROI	66.5%	70.6%	75.1%	80.1%	85.6%	91.6%	98.2%	105.5%	113.4%	122.2%
Total Return (\$)	31,132.99	33,070.79	35,197.96	37,533.25	40,097.27	42,912.69	46,004.43	49,399.88	53,129.20	57,225.52