

RENTAL PROPERTY DEAL CALCULATOR

228 Hilltop, Ames 50014

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

Property Information		Purchase & Financing		Rental Income (\$/month)		Operating Expenses		notes		
Street Address	228 Hilltop	Purchase Price (\$)	\$ 225,000.00	Unit type A < 1bed,1bath>	1	\$ 2,000.00	\$ 2,100.00	Property Management Fee (%)	5% of gross rent collected	
City/Town, State	Ames	Downpayment (%)	18.00%	Unit type B < 2bed,1bath>	1			Leasing Fees (%)	0%	
County	Iowa	Interest Rate (%)	4.750%	Unit type C < 3bed,1bath>	1			Vacancy Reserve (%)	0.0%	
Zip Code	50014	Loan Term (years)	30	Unit type D < 2bed,1bath>	1			Maintenance & Repairs Reserve (%)	5.00%	
Year Built	1955	Closing Costs (%)	0.10%	Unit type E < 2bed,1bath>	1			Capital Expense Reserve (%)	5.0%	
Style	SFH	Loan Origination Date	6/1/2021	Unit type F < 2bed,1bath>	1			Property Tax (\$/year)	\$ 2,262.00	
Livable Space Sqft	1,564	Mortgage Insurance (\$/year)	\$ -	Unit type G < 2bed,1bath>	1	\$ -	\$ -	Insurance (\$/year)	\$ 900.00	
Heating Fuel	Natural Gas	Repair Cost (\$)	\$ -	Unit type H < 1bed,1bath>	0	\$ -	\$ -	HOA Fee (\$/year)	\$ -	
Heating type	Furnace	Property Value	\$ -	Unit type I < 1bed,1bath>	0	\$ -	\$ -	Utility: Water & Sewer (\$/month)	\$ -	
Hot Water type	Tank	Desired ARV Discount (% ARV)	75%	Unit type J < 1bed,1bath>	0	\$ -	\$ -	Utility: Electric (\$/month)	\$ -	
Cooling type	Central AC	Market's CAP Rate (5+ units)	0.00%	Other Income (\$/month)		qty.	current	market	Utility: Gas/Oil (\$/month)	\$ -
Water source	City-Connected	Notes: FHA loan		ex.) garage, laundry, vending	1	\$ -	\$ -	Utility: Trash (\$/month)	\$ -	
Sewer type	City-Connected			ex.) parking, storage, etc.	1	\$ -	\$ -	Utility: Lawn/Snow (\$/month)	\$ -	
Meter Segregation	Electric & Gas per unit							< Other Expense > (\$/month)	\$ -	
				Select for Analysis (choose one)		Current				

Debt Paydown Summary (10 year)			Helpful links	
EOY	Paydown	ROI		
1	\$ 2,246.97	7.00%	Mortgage Rates	
2	\$ 2,985.19	7.34%	Rentometer	
3	\$ 3,130.11	7.69%	Data Commons	
4	\$ 3,282.07	8.07%	City-Data	
5	\$ 3,441.41	8.46%		
6	\$ 3,608.48	8.87%		
7	\$ 3,783.67	9.30%		
8	\$ 3,967.36	9.75%		
9	\$ 4,159.96	10.22%		
10	\$ 4,361.92	10.72%		
Building Basis %	90.0%		Starting Value	\$210,000.00
Years to Depreciate	27.5		Appreciation %	8.00%
Your Tax Bracket %	24%			

Purchase & Financing Results		Cash Flow Analysis		Key Performance Indicators		notes
Downpayment	\$ 40,500.00	Gross Income	\$ 2,000.00 \$ 24,000.00	Property Age	68 years old	
Loan Amount	\$ 184,500.00	Less: Loan Payment (P&I + MI)	\$ 962.44 \$ 11,549.27	Price per Square Foot	\$ 143.86	
Monthly Loan Payment (P&I)	\$ 5962.44	Less: Property Management Fee	\$ 100.00 \$ 1,200.00	Average Cost per Unit	\$ 225,000.00	
Monthly Mortgage Insurance (MI)	\$ -	Less: Leasing Fees	\$ - \$ -	Property Value (@ Market Cap Rate)	#DIV/0!	commercial only
Total Monthly Mortgage Payment	\$ 1,225.94	Less: Vacancy Reserve	\$ - \$ -	Operating Expenses (\$/year)	\$ 6,762.00	
Closing Costs	\$ 184.50	Less: Maint. & Repairs Reserve	\$ 100.00 \$ 1,200.00	Net Operating Income (\$/year)	\$ 17,238.00	
Annual Percentage Rate (APR)	4.759%	Less: Capital Expense Reserve	\$ 100.00 \$ 1,200.00	Principal Paydown (year 1)	\$ 2,846.97	
Price to Value (%)	#DIV/0!	Less: Property Tax	\$ 188.50 \$ 2,282.00	Price to Rent Ratio	9.38	< 8
Max Allowable Offer (Flig/BRRR)	\$ -	Less: Insurance	\$ 75.00 \$ 900.00	Debt-Service Coverage Ratio	1.49	> 1.25
Total Initial Investment	\$ 40,684.50	Less: HOA Fee	\$ - \$ -	1% Rule Check (Rent + Price > 1%)	0.9%	
		Less: Owner-Paid Utilities	\$ - \$ -	50% Rule Check (OpEx + Rent > 50%)	28.2%	
		Less: < Other Expense >	\$ - \$ -	Capitalization Rate (Cap Rate)	7.7%	
		Net Cash Flow	\$ 474.06 \$ 5,688.73	Cash on Cash Return on Investment	14.0%	
		<i>Per Unit Average # units: 1</i>	<i>\$ 474.06 \$ 5,688.73</i>	Total Return on Investment (year 1)	21.0%	

Tax Deduction Summary (10 year)					Appreciation Summary (10 year)				
EOY	Depreciation	Interest paid	Total Deductions	Tax Savings	ROI	EOY	Value	Gain	ROI
1	\$ -	\$ 8,702.30	\$ 8,702.30	\$2,088.55	5.13%	1	\$226,800.00	\$ 16,800.00	41.29%
2	\$ -	\$ 8,564.09	\$ 8,564.09	\$2,055.38	5.05%	2	\$244,944.00	\$ 18,144.00	44.60%
3	\$ -	\$ 8,419.16	\$ 8,419.16	\$2,020.60	4.97%	3	\$264,539.52	\$ 19,595.52	48.16%
4	\$ -	\$ 8,267.20	\$ 8,267.20	\$1,984.13	4.88%	4	\$285,702.68	\$ 21,163.16	52.02%
5	\$ -	\$ 8,107.86	\$ 8,107.86	\$1,945.89	4.78%	5	\$308,558.90	\$ 22,856.21	56.18%
6	\$ -	\$ 7,940.79	\$ 7,940.79	\$1,905.79	4.68%	6	\$333,243.61	\$ 24,684.71	60.67%
7	\$ -	\$ 7,765.61	\$ 7,765.61	\$1,863.75	4.58%	7	\$359,903.10	\$ 26,659.49	65.53%
8	\$ -	\$ 7,581.92	\$ 7,581.92	\$1,819.66	4.47%	8	\$388,605.34	\$ 28,792.25	70.77%
9	\$ -	\$ 7,389.31	\$ 7,389.31	\$1,773.43	4.36%	9	\$419,790.97	\$ 31,095.63	76.43%
10	\$ -	\$ 7,187.35	\$ 7,187.35	\$1,724.96	4.24%	10	\$453,374.25	\$ 33,583.28	82.55%

Total Return on Investment (10 year)										
End of Year -->	1	2	3	4	5	6	7	8	9	10
Cash Flow	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%
Source of Gain										
Debt Paydown	7.00%	7.34%	7.69%	8.07%	8.46%	8.87%	9.30%	9.75%	10.22%	10.72%
Tax Savings	5.13%	5.05%	4.97%	4.88%	4.78%	4.68%	4.58%	4.47%	4.36%	4.24%
Appreciation	41.29%	44.60%	48.16%	52.02%	56.18%	60.67%	65.53%	70.77%	76.43%	82.55%
Total ROI	67.4%	71.0%	74.8%	78.9%	83.4%	88.2%	93.4%	99.0%	105.0%	111.5%
Total Return (\$)	27,424.25	28,873.30	30,434.96	32,118.09	33,932.24	35,887.71	37,995.63	40,267.99	42,717.75	45,358.89