

RENTAL PROPERTY DEAL CALCULATOR

122 S 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	122 S Franklin	Purchase Price (\$)	\$ 142,500.00	Unit type A < 1bed,1bath>	1	\$ 1,300.00	\$ 1,400.00	
City/Town, State	Ames	Downpayment (%)	25.00%	Unit type B < 2bed,1bath>	1			
County	Story	Interest Rate (%)	3.250%	Unit type C < 3bed,1bath>	1			
Zip Code	50014	Loan Term (years)	30	Unit type D < 2bed,1bath>	1			
Year Built	1940	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	1100+	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)		Market		

Purchase & Financing Results		Cash Flow Analysis		Key Performance Indicators	
		monthly	yearly		notes
Downpayment	\$ 35,625.00	Gross Income	\$ 1,400.00 \$ 16,800.00	Property Age	83 years old
Loan Amount	\$ 106,875.00	Less: Loan Payment (P&I + MI)	\$ 465.13 \$ 5,581.52	Price per Square Foot	#VALUE!
Monthly Loan Payment (P&I)	\$ 465.13	Less: Property Management Fee	\$ 70.00 \$ 840.00	Average Cost per Unit	\$ 142,500.00
Monthly Mortgage Insurance (MI)	\$ -	Less: Leasing Fees	\$ - \$ -	Property Value (@ Market Cap Rate)	#DIV/0! commercial only
Total Monthly Mortgage Payment	\$ 709.13	Less: Vacancy Reserve	\$ - \$ -	Operating Expenses (\$/year)	\$ 5,448.00
Closing Costs	\$ 106.88	Less: Maint. & Repairs Reserve	\$ 70.00 \$ 840.00	Net Operating Income (\$/year)	\$ 11,352.00
Annual Percentage Rate (APR)	3.258%	Less: Capital Expense Reserve	\$ 70.00 \$ 840.00	Principal Paydown (year 1)	\$ 2,139.77
Price to Value (%)	#DIV/0!	Less: Property Tax	\$ 169.00 \$ 2,028.00	Price to Rent Ratio	8.48 < 8
Max Allowable Offer (Flip/BRRR)	\$ -	Less: Insurance	\$ 75.00 \$ 900.00	Debt-Service Coverage Ratio	2.03 > 1.25
Total Initial Investment	\$ 35,731.88	Less: HOA Fee	\$ - \$ -	1% Rule Check (Rent + Price > 1%)	1.0%
		Less: Owner-Paid Utilities	\$ - \$ -	50% Rule Check (OpEx + Rent > 50%)	32.4%
		Less: < Other Expense >	\$ - \$ -	Capitalization Rate (Cap Rate)	8.0%
		Net Cash Flow	\$ 480.87 \$ 5,770.48	Cash on Cash Return on Investment	16.1%
		<i>Per Unit Average</i>	<i># units: 1 \$ 480.87 \$ 5,770.48</i>	Total Return on Investment (year 1)	22.1%

Debt Paydown Summary (10 year)			Helpful links		
EOY	Paydown	ROI	Mortgage Rates		
1	\$ 2,139.77	5.99%	Rateometer		
2	\$ 2,210.36	6.19%	Data Commons		
3	\$ 2,283.27	6.39%	City-Data		
4	\$ 2,358.60	6.60%			
5	\$ 2,436.40	6.82%			
6	\$ 2,516.78	7.04%			
7	\$ 2,599.80	7.28%			
8	\$ 2,685.56	7.52%			
9	\$ 2,774.16	7.76%			
10	\$ 2,865.67	8.02%			

Building Basis %	90.0%	Starting Value	\$144,500.00
Years to Depreciate	27.5	Appreciation %	6.00%
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	\$ -	\$ 3,441.75	\$ 3,441.75	\$ 826.02	2.31%	1	\$153,170.00	\$ 8,670.00	24.26%
2	\$ -	\$ 3,371.16	\$ 3,371.16	\$ 809.08	2.26%	2	\$162,360.20	\$ 9,190.20	25.72%
3	\$ -	\$ 3,298.25	\$ 3,298.25	\$ 791.58	2.22%	3	\$172,101.81	\$ 9,741.61	27.26%
4	\$ -	\$ 3,222.92	\$ 3,222.92	\$ 773.50	2.16%	4	\$182,427.92	\$ 10,326.11	28.90%
5	\$ -	\$ 3,145.12	\$ 3,145.12	\$ 754.83	2.11%	5	\$193,373.60	\$ 10,945.68	30.63%
6	\$ -	\$ 3,064.74	\$ 3,064.74	\$ 735.54	2.06%	6	\$204,976.01	\$ 11,602.42	32.47%
7	\$ -	\$ 2,981.72	\$ 2,981.72	\$ 715.61	2.00%	7	\$217,274.57	\$ 12,298.56	34.42%
8	\$ -	\$ 2,895.96	\$ 2,895.96	\$ 695.03	1.95%	8	\$230,311.05	\$ 13,036.47	36.48%
9	\$ -	\$ 2,807.36	\$ 2,807.36	\$ 673.77	1.89%	9	\$244,129.71	\$ 13,818.66	38.67%
10	\$ -	\$ 2,715.85	\$ 2,715.85	\$ 651.80	1.82%	10	\$258,777.49	\$ 14,647.78	40.99%

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	16.1%	16.1%	16.1%	16.1%	16.1%	16.1%	16.1%	16.1%	16.1%	16.1%
Debt Paydown	5.99%	6.19%	6.39%	6.60%	6.82%	7.04%	7.28%	7.52%	7.76%	8.02%
Tax Savings	2.31%	2.26%	2.22%	2.16%	2.11%	2.06%	2.00%	1.95%	1.89%	1.82%
Appreciation	24.26%	25.72%	27.26%	28.90%	30.63%	32.47%	34.42%	36.48%	38.67%	40.99%
Total ROI	48.7%	50.3%	52.0%	53.8%	55.7%	57.7%	59.8%	62.1%	64.5%	67.0%
Total Return (\$)	17,406.27	17,980.12	18,586.94	19,228.69	19,907.39	20,625.21	21,384.45	22,187.55	23,037.07	23,935.74