

**RENTAL PROPERTY DEAL CALCULATOR**  
118 S Franklin Ave, Ames 50010

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

Property Information		Purchase & Financing		Rental Income (\$/month)		Operating Expenses		
Street Address	118 S Franklin Ave	Purchase Price (\$)	\$ 220,000.00	Unit type A < 1bed,1bath>	1	\$ 1,800.00	Property Management Fee (%)	5% <i>of gross rent collected</i>
City/Town, State	Ames	Downpayment (%)	5.00%	Unit type B < 2bed,1bath>	1		Leasing Fees (%)	0
County	Story	Interest Rate (%)	3.00%	Unit type C < 3bed,1bath>	1		Vacancy Reserve (%)	0.0%
Zip Code	50010	Loan Term (years)	30	Unit type D < 2bed,1bath>	1		Maintenance & Repairs Reserve (%)	5.00%
Year Built	1946	Closing Costs (%)	\$0.00%	Unit type E < 2bed,1bath>	1		Capital Expense Reserve (%)	5.0%
Style	SFH	Loan Origination Date	12/1/2022	Unit type F < 2bed,1bath>	1		Property Tax (\$/year)	\$ 2,158.75
Livable Space Sqft	853	Mortgage Insurance (\$/year)	\$ -	Unit type G < 2bed,1bath>	1	\$ -	Insurance (\$/year)	\$ 1,000.00
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)	\$ -	Unit type J < 1bed,1bath>	0	\$ -	Utility: Electric (\$/month)	\$ -
Cooling type	Central AC	Market's CAP Rate (5+ units)	0.00%	<b>Other Income (\$/month)</b>		<b>qty.</b>	<b>current</b>	<b>market</b>
Water source	City-Connected	Notes: FHA loan		ex.) garage, laundry, vending	1	\$ -	Utility: Gas/Oil (\$/month)	\$ -
Sewer type	City-Connected			ex.) parking, storage, etc.	1	\$ -	Utility: Trash (\$/month)	\$ -
Meter Segregation	Electric & Gas per unit				1	\$ -	Utility: Lawn/Snow (\$/month)	\$ -
							< Other Expense > (\$/month)	\$ -
				<b>Select for Analysis (choose one)</b>		<b>Current</b>		

Debt Paydown Summary (10 year)			Helpful links	
<b>EOY</b>	<b>Paydown</b>	<b>ROI</b>		
1	\$ 4,363.50	39.67%	<a href="#">Mortgage Rates</a>	
2	\$ 4,496.22	40.87%	<a href="#">Rentometer</a>	
3	\$ 4,632.98	42.12%	<a href="#">Data Commons</a>	
4	\$ 4,773.90	43.40%	<a href="#">City-Data</a>	
5	\$ 4,919.10	44.72%		
6	\$ 5,068.72	46.08%		
7	\$ 5,222.89	47.48%		
8	\$ 5,381.75	48.92%		
9	\$ 5,545.44	50.41%		
10	\$ 5,714.11	51.95%		
Building Basis %	70.0%		Starting Value	\$225,000.00
Years to Depreciate	27.5		Appreciation %	5.00%
Your Tax Bracket %	35%			

Purchase & Financing Results		Cash Flow Analysis		Key Performance Indicators	
Downpayment	\$ 11,000.00	Gross Income	\$ 1,800.00 \$ 21,600.00	Property Age	77 years old
Loan Amount	\$ 209,000.00	Less: Loan Payment (P&I + MI)	\$ 881.15 \$ 10,573.83	Price per Square Foot	\$ 257.91
Monthly Loan Payment (P&I)	\$ 881.15	Less: Property Management Fee	\$ 90.00 \$ 1,080.00	Average Cost per Unit	\$ 220,000.00
Monthly Mortgage Insurance (MI)	\$ -	Less: Leasing Fees	\$ - \$ -	Property Value (@ Market Cap Rate)	#DIV/0! commercial only
Total Monthly Mortgage Payment	\$ 1,144.38	Less: Vacancy Reserve	\$ - \$ -	Operating Expenses (\$/year)	\$ 6,398.75
Closing Costs	\$ -	Less: Maint. & Repairs Reserve	\$ 90.00 \$ 1,080.00	Net Operating Income (\$/year)	\$ 15,201.25
Annual Percentage Rate (APR)	3.00%	Less: Capital Expense Reserve	\$ 90.00 \$ 1,080.00	Principal Paydown (year 1)	\$ 4,363.50
Price to Value (%)	#DIV/0!	Less: Property Tax	\$ 179.90 \$ 2,158.75	Price to Rent Ratio	10.19 < 8
Max Allowable Offer (Flig/BRRR)	\$ -	Less: Insurance	\$ 83.33 \$ 1,000.00	Debt-Service Coverage Ratio	1.44 > 1.25
<b>Total Initial Investment</b>	<b>\$ 11,000.00</b>	Less: HOA Fee	\$ - \$ -	1% Rule Check (Rent + Price > 1%)	<b>0.8%</b>
		Less: Owner-Paid Utilities	\$ - \$ -	50% Rule Check (OpEx + Rent > 50%)	<b>29.6%</b>
		Less: < Other Expense >	\$ - \$ -	<b>Capitalization Rate (Cap Rate)</b>	<b>6.9%</b>
		<b>Net Cash Flow</b>	<b>\$ 385.62 \$ 4,627.42</b>	<b>Cash on Cash Return on Investment</b>	<b>42.1%</b>
		<i>Per Unit Average</i>	<i># units: 1 \$ 385.62 \$ 4,627.42</i>	<b>Total Return on Investment (year 1)</b>	<b>81.7%</b>

Tax Deduction Summary (10 year)					Appreciation Summary (10 year)				
<b>EOY</b>	<b>Depreciation</b>	<b>Interest paid</b>	<b>Total Deductions</b>	<b>Tax Savings</b>	<b>ROI</b>	<b>EOY</b>	<b>Value</b>	<b>Gain</b>	<b>ROI</b>
1	\$ -	\$ 6,210.33	\$ 6,210.33	\$2,173.61	19.76%	1	\$236,250.00	\$ 11,250.00	102.27%
2	\$ -	\$ 6,077.61	\$ 6,077.61	\$2,127.16	19.34%	2	\$248,062.50	\$ 11,812.50	107.39%
3	\$ -	\$ 5,940.85	\$ 5,940.85	\$2,079.30	18.90%	3	\$260,465.63	\$ 12,403.13	112.76%
4	\$ -	\$ 5,799.93	\$ 5,799.93	\$2,029.98	18.45%	4	\$273,488.91	\$ 13,023.28	118.39%
5	\$ -	\$ 5,654.73	\$ 5,654.73	\$1,979.16	17.99%	5	\$287,163.35	\$ 13,674.45	124.31%
6	\$ -	\$ 5,505.11	\$ 5,505.11	\$1,926.79	17.52%	6	\$301,521.52	\$ 14,358.17	130.53%
7	\$ -	\$ 5,350.94	\$ 5,350.94	\$1,873.83	17.05%	7	\$316,597.60	\$ 15,076.08	137.06%
8	\$ -	\$ 5,192.08	\$ 5,192.08	\$1,817.23	16.52%	8	\$332,427.47	\$ 15,829.88	143.91%
9	\$ -	\$ 5,028.39	\$ 5,028.39	\$1,759.94	16.00%	9	\$349,048.85	\$ 16,621.37	151.10%
10	\$ -	\$ 4,859.72	\$ 4,859.72	\$1,700.90	15.46%	10	\$366,501.29	\$ 17,452.44	158.66%

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	42.1%	42.1%	42.1%	42.1%	42.1%	42.1%	42.1%	42.1%	42.1%	42.1%
Debt Paydown	39.67%	40.87%	42.12%	43.40%	44.72%	46.08%	47.48%	48.92%	50.41%	51.95%
Tax Savings	19.76%	19.34%	18.90%	18.45%	17.99%	17.52%	17.03%	16.52%	16.00%	15.46%
Appreciation	102.27%	107.39%	112.76%	118.39%	124.31%	130.53%	137.06%	143.91%	151.10%	158.66%
<b>Total ROI</b>	<b>203.8%</b>	<b>209.7%</b>	<b>215.8%</b>	<b>222.3%</b>	<b>229.1%</b>	<b>236.2%</b>	<b>243.6%</b>	<b>251.4%</b>	<b>259.6%</b>	<b>268.1%</b>
<b>Total Return (\$)</b>	<b>22,414.54</b>	<b>23,063.31</b>	<b>23,742.82</b>	<b>24,454.57</b>	<b>25,200.12</b>	<b>25,981.10</b>	<b>26,799.21</b>	<b>27,656.28</b>	<b>28,554.17</b>	<b>29,494.87</b>