

RENTAL PROPERTY DEAL CALCULATOR

214 N Main St, Carroll 51401

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

Property Information		Purchase & Financing		Rental Income (\$/month)		Operating Expenses		
Street Address	214 N Main St	Purchase Price (\$)	\$ 126,000.00	Unit type A < 1bed,1bath>	1	\$ 1,300.00	\$ 1,400.00	
City/Town, State	Carroll	Downpayment (%)	5.00%	Unit type B < 2bed,1bath>	1			
County	Iowa	Interest Rate (%)	3.750%	Unit type C < 3bed,1bath>	1			
Zip Code	51401	Loan Term (years)	30	Unit type D < 2bed,1bath>	1			
Year Built		Closing Costs (%)	0.10%	Unit type E < 2bed,1bath>	1			
Style	SPH	Loan Origination Date	6/1/2021	Unit type F < 2bed,1bath>	1			
Livable Space Sqft	1300+	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	
Downpayment	\$ 6,300.00	Gross Income	\$ 1,400.00 \$ 16,800.00	Property Age	2023 years old
Loan Amount	\$ 119,700.00	Less: Loan Payment (P&I + MI)	\$ 554.35 \$ 6,652.19	Price per Square Foot	#VALUE!
Monthly Loan Payment (P&I)	\$ 554.35	Less: Property Management Fee	\$ 70.00 \$ 840.00	Average Cost per Unit	\$ 126,000.00
Monthly Mortgage Insurance (MI)	\$ -	Less: Leasing Fees	\$ - \$ -	Property Value (@ Market Cap Rate)	#DIV/0! commercial only
Total Monthly Mortgage Payment	\$ 783.04	Less: Vacancy Reserve	\$ - \$ -	Operating Expenses (\$/year)	\$ 5,264.27
Closing Costs	\$ 119.70	Less: Maint. & Repairs Reserve	\$ 70.00 \$ 840.00	Net Operating Income (\$/year)	\$ 11,535.73
Annual Percentage Rate (APR)	3.758%	Less: Capital Expense Reserve	\$ 70.00 \$ 840.00	Principal Paydown (year 1)	\$ 2,201.02
Price to Value (%)	#DIV/0!	Less: Property Tax	\$ 153.69 \$ 1,844.27	Price to Rent Ratio	7.50 < 8
Max Allowable Offer (Flip/BRRR)	\$ -	Less: Insurance	\$ 75.00 \$ 900.00	Debt-Service Coverage Ratio	1.73 > 1.25
Total Initial Investment	\$ 6,419.70	Less: HOA Fee	\$ - \$ -	1% Rule Check (Rent + Price > 1%)	1.1%
		Less: Owner-Paid Utilities	\$ - \$ -	50% Rule Check (OpEx + Rent > 50%)	31.3%
		Less: < Other Expense >	\$ - \$ -	Capitalization Rate (Cap Rate)	9.2%
		Net Cash Flow	\$ 406.96 \$ 4,883.54	Cash on Cash Return on Investment	76.1%
		<i>Per Unit Average</i>	<i># units: 1 \$ 406.96 \$ 4,883.54</i>	Total Return on Investment (year 1)	110.4%

Debt Paydown Summary (10 year)			Helpful Links		
EOY	Paydown	ROI	Mortgage Rates		
1	\$ 2,201.02	34.29%	Rentometer		
2	\$ 2,284.99	35.59%	Data Commons		
3	\$ 2,372.16	36.95%	City-Data		
4	\$ 2,462.66	38.36%			
5	\$ 2,556.62	39.82%			
6	\$ 2,654.16	41.34%			
7	\$ 2,755.42	42.92%			
8	\$ 2,860.54	44.56%			
9	\$ 2,969.67	46.26%			
10	\$ 3,082.97	48.02%			

Building Basis %	90.0%	Starting Value	\$126,000.00
Years to Depreciate	27.5	Appreciation %	12.00%
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	\$ -	\$ 4,451.18	\$ 4,451.18	\$ 1,068.28	16.64%	1	\$141,120.00	\$ 15,120.00	235.53%
2	\$ -	\$ 4,367.20	\$ 4,367.20	\$ 1,048.13	16.33%	2	\$158,054.40	\$ 16,934.40	263.79%
3	\$ -	\$ 4,280.03	\$ 4,280.03	\$ 1,027.21	16.00%	3	\$177,020.93	\$ 18,966.53	295.44%
4	\$ -	\$ 4,189.53	\$ 4,189.53	\$ 1,005.49	15.66%	4	\$198,263.44	\$ 21,242.51	330.90%
5	\$ -	\$ 4,095.57	\$ 4,095.57	\$ 982.94	15.31%	5	\$222,055.05	\$ 23,791.61	370.60%
6	\$ -	\$ 3,998.04	\$ 3,998.04	\$ 959.53	14.95%	6	\$248,701.66	\$ 26,646.61	415.08%
7	\$ -	\$ 3,896.78	\$ 3,896.78	\$ 935.23	14.57%	7	\$278,545.86	\$ 29,844.20	464.88%
8	\$ -	\$ 3,791.65	\$ 3,791.65	\$ 910.00	14.18%	8	\$311,971.36	\$ 33,425.50	520.67%
9	\$ -	\$ 3,682.52	\$ 3,682.52	\$ 883.80	13.77%	9	\$349,407.92	\$ 37,436.56	583.15%
10	\$ -	\$ 3,569.22	\$ 3,569.22	\$ 856.61	13.34%	10	\$391,336.87	\$ 41,928.95	653.13%

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	76.1%	76.1%	76.1%	76.1%	76.1%	76.1%	76.1%	76.1%	76.1%	76.1%
Debt Paydown	34.29%	35.59%	36.95%	38.36%	39.82%	41.34%	42.92%	44.56%	46.26%	48.02%
Tax Savings	16.64%	16.33%	16.00%	15.66%	15.31%	14.95%	14.57%	14.18%	13.77%	13.34%
Appreciation	235.53%	263.79%	295.44%	330.90%	370.60%	415.08%	464.88%	520.67%	583.15%	653.13%
Total ROI	362.5%	391.8%	424.5%	461.0%	501.8%	547.4%	598.4%	655.5%	719.2%	790.6%
Total Return (\$)	23,272.84	25,151.05	27,249.44	29,594.20	32,214.71	35,143.83	38,418.38	42,079.58	46,173.58	50,752.07