version 2.0, updated 10/2017

CASHFLOW CALCULATOR

Address:	3925 E 9th	Units:	6	MLS:	

Price Inputs

0

Price	$665,000.00			Rent 1	$1,700.00		Rent 11	
Loan Type	Conventional			Rent 2	$1,265.00		Rent 12	
% Down	20.0%			Rent 3	$1,750.00	vac	Rent 13	
Interest Rate	6.3%			Rent 4	$1,700.00		Rent 14	
Haz Insurance	$3,990.00		0.60%	Rent 5	$1,750.00	vac	Rent 15	
Annual Taxes	$9,507.00			Rent 6	$1,650.00		Rent 16	
Closing Costs	$6,650			Rent 7	$0.00		Rent 17	
Closing %	1%			Rent 8	$0.00		Rent 18	
Amortization	30	Years		Rent 9	$0.00		Rent 19	
	$3,258.64			Rent 10	$0.00		Rent 20	
Monthly Payment	$4,383.39							

Income Analysis

Income	
Rental Income	$9,815.00
Coin Op Laundry	$150.00
Total Income	$9,965.00

Utilities Breakdown		
Water/Sewer		$395.00
Gas		$694.00
Electric		$560.00
Refuse		$185.00
Yard, snow, cleaning		$100.00
Other	Internet	$0.00
Other		
Total Utilties		$1,934.00

Expense			
Taxes	$792.25		
Insurance	$332.50		
Utilities	$1,934.00		
Management	$797.20	8%	Rate
Maintenance Reserve	$298.95	3%	Rate
Capital Expenses	$298.95	3%	Rate
Vacancy	$498.25	5%	Rate
MISC			
Total Expenses	$4,952.10		

Annual Income	$119,580.00
Annual Expense	$59,425.20
Annual Net Income (NOI)	$60,154.80
Annual Reserves	$13,153.80
Monthly Debt Service (P&I)	$3,258.64
Monthly Cash Flow	$1,754.26

Financial Outcomes

Cash on Cash	15.1%
Capitalization Rate	9.0%
Debt Cov Ratio	1.54
Principal Reduction	$1,175.72
Monthly Tax Savings	$479.78
Tax Bracket	24%

Down Payment		$139,650.00
Desired Capitilzation	8%	$751,935
Desired ROI	0%	$0.00
Total Monthly yield		$3,409.76
Total Benefit Over 5 Years		$204,585.41
Gross Rent Multiplier		1.48%

Notes Section

Notes:

Age of Roof:		HVAC:		