

INVESTMENT CALCULATOR FOR LONG-TERM RENTALS

COMPLETE ALL INFORMATION IN THE GREY/BLUE BOXES.
Please enter all percentages as decimals. For example: 5% = 0.05

ADDRESS:

PAYMENT CALCULATOR

PURCHASE PRICE:
DOWN PAYMENT (%): INTEREST RATE (%):

DOWN PAYMENT AMOUNT:
LOAN AMOUNT:
ESTIMATED MONTHLY PAYMENT:

ADDITIONAL COSTS

PROPERTY REPAIRS

OF UNITS: COST/UNIT:
TOTAL COST:

CLOSING COSTS

CLOSING COSTS:

TOTAL ADDITIONAL UPFRONT COSTS:

TOTAL CASH REQUIRED:

CASH FLOW CALCULATOR

MONTHLY RENT (ALL UNITS): ANNUAL RENT:

LESS: EXPENSES & OPERATING COSTS

	PERCENTAGE	ANNUAL AMOUNT	MONTHLY AMOUNT
PROPERTY TAXES:			
INSURANCE:			
FLOOD INSURANCE:			
PROPERTY MANAGEMENT:			
REPAIRS & MAINTENANCE (& CAPEX):			
UTILITIES:			
VACANCY:			
MISC. EXPENSES:			
ANNUAL EXPENSES:			
NET OPERATING INCOME (NOI):			
LESS ANNUAL LOAN & EXPENSES:			

NET ANNUAL CASH FLOW:
NET MONTHLY CASH FLOW:

RETURN

EST. ANNUAL APPRECIATION %:
CASH ON CASH :
EST. ANNUAL APPRECIATION:
EST. DEBT BUYDOWN:
TOTAL ANNUAL RETURN:

***Not captured: Tax write-offs & depreciation value*
***Not captured: Rent increases which will increase future cash flow*

EXIT STRATEGY

YEAR	PROPERTY VALUE	LOAN BALANCE	CASH OUT VALUE	CASH RETURNS ACCUMULATED	TOTAL RETURNS OVER TIME	NET PROFIT

*** Does not capture growth in debt buydown or assumed rental increases over time*