

INVESTMENT CALCULATOR

FOR SHORT-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:

CLOSING COSTS:

TOTAL ADDITIONAL UPFRONT COSTS:

TOTAL CASH REQUIRED:

CASH FLOW CALCULATOR

AVERAGE MONTHLY OCCUPANCY RATE:

AVERAGE NIGHTLY RATE:

AVERAGE MONTHLY RENTAL INCOME:

AVERAGE ANNUAL RENTAL INCOME:

LESS: EXPENSES & OPERATING COSTS

	PERCENTAGE	ANNUAL AMOUNT	MONTHLY AMOUNT
PROPERTY TAXES:			
INSURANCE:			
FLOOD INSURANCE:			
PROPERTY MANAGEMENT:			
REPAIRS & MAINTENANCE (& CAPEX):			
UTILITIES:			
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*
*** Exit Strategy calculations are only valid if the cashflow is positive*