

Easy Enough: Just fill in all the blue cells while reviewing a property and the results will populate throughout the sheet!

Sale Price \$850,000.00

Unit Breakdown

Unit #	#Beds	#Baths	Rent/Mo	Market Rent
1		1.00	\$ 660.00	\$ 800.00
2		1.00	\$ 800.00	\$ 800.00
3		1.00	\$ 800.00	\$ 800.00
4		1.00	\$ 800.00	\$ 800.00
5		1.00	\$ 535.00	\$ 800.00
6		1.00	\$ 1,000.00	\$ 800.00
7		1.00	\$ 535.00	\$ 800.00
8		1.00	\$ 600.00	\$ 800.00
9		2.00		\$ 1,200.00
10		2.00	\$ 1,600.00	\$ 1,200.00
11		2.00		\$ 1,200.00
12		1.00	\$ 535.00	\$ 800.00
13		2.00	\$ 650.00	\$ 1,200.00
14		1.00	\$ 800.00	\$ 800.00
15		1.00	\$ 662.00	\$ 800.00
16		1.00	\$ 650.00	\$ 800.00
17		1.00	\$ 800.00	\$ 800.00
Totals			\$ 11,427.00	\$ 15,200.00

Expenses

Property Tax/Yr	\$ 19,000.00	Downpayment (%)	25.00%
Insurance/Mo	\$ 808.33	Interest Rate (%)	6.20%
Gas & Electric/Mo	\$ 1,500.00	Loan Term (Years)	30
Water/Mo	\$ 320.00	Closing Costs	\$ 6,000.00
Sewer/Mo	\$ -		
Garbage/Mo	\$ -		
Lawn and Snow	\$ -		
Management (%)	10.00%		
Vacancy (%)	5.00%		
Maintenance (%)	10.00%		

Mortgage

Current Pro Forma Analysis

Item	\$/Mo.
Gross Rents	\$ 11,427.00
Property Management	\$ 1,142.70
Property Taxes	\$ 1,583.33
Insurance	\$ 808.33
Owner-Paid Utilities	\$ 1,820.00
Vacancy Reserve	\$ 571.35
Maintenance Reserve	\$ 1,142.70
Total Operating Expenses	\$ 7,068.41
Monthly NOI	\$ 4,358.59
Annualized NOI	\$ 52,303.04
Capitalization Rate	6.15%

Stabilized pro forma analysis

Item	\$/Mo.
Gross Rents	\$ 15,200.00
Property Management	\$ 1,520.00
Property Taxes	\$ 1,583.33
Insurance	\$ 808.33
Owner-Paid Utilities	\$ 1,820.00
Vacancy Reserve	\$ 760.00
Maintenance Reserve	\$ 1,520.00
Total Operating Expenses	\$ 8,011.66
Monthly NOI	\$ 7,188.34
Annualized NOI	\$ 86,260.04
Capitalization Rate	10.15%

Mortgage Calculator

Sale Price	\$ 850,000.00
Loan to Value Ratio	75.00%
Down Payment	\$ 212,500.00
Closing Costs	\$ 6,000.00
Principal	\$ 637,500.00
Interest Rate	6.20%
Term (Years)	30
Monthly Mortgage	\$ 3,904.49
Monthly Net	\$ 454.10
Annualized Net	\$ 5,449.16
Annualized ROI	2.49%

Mortgage Calculator

Sale Price	\$ 850,000.00
Loan to Value Ratio	75.00%
Down Payment	\$ 212,500.00
Closing Costs	\$ 6,000.00
Principal	\$ 637,500.00
Interest Rate	6.20%
Term (Years)	30
Monthly Mortgage	\$ 3,904.49
Monthly Net	\$ 3,283.85
Annualized Net	\$ 39,406.16
Annualized ROI	18.03%