



Rental Property Calculator

How to use this Rehab Calculator:

- Make a copy of this spreadsheet or download to your computer

Editable fields

Calculated fields

Property Details

Street Address	123 Main St
City/State/Zip	Birmingham, AL 35215
Property Type	SFR
Bedrooms	3
Full Bath	2
Half Bath	1
Square Feet	1,750

Returns

Monthly NOI	\$1,216.67
Monthly Net Cash Flow	\$646.65
Annualized NOI	\$14,600.00
Annualized Net Cash Flow	\$7,759.75
Cash on Cash Return	19.52%
Cap Rate	6.49%
Debt Coverage Ratio	2.13

Acquisition Details

Asking Price	\$	150,000
Purchase Price	\$	150,000
Rehab Budget <i>(Use next tab to calculate)</i>	\$	-
All-In <i>(Purchase & Rehab)</i>	\$	150,000.00
ARV <i>(After Repair Value)</i>	\$	225,000
Potential Equity <i>(ARV minus All-In)</i>	\$	75,000.00
Closing Costs <i>(Estimated)</i>	\$	2,250
Total Acquisition <i>(Purchase, Rehab, Closings Costs)</i>	\$	152,250
Purchase Method	Financed	
Down Payment <i>(100% if cash purchase)</i>	25%	
Down Payment Amount	\$	37,500
Loan Interest Rate	4.50%	
Loan Term (Years)	30	
Principle Amount	\$	112,500
Cash Invested <i>(Down Payment, Rehab, Closings Costs)</i>	\$	39,750

Gross Cash Flow

	Monthly	Annual
Projected Rent	\$ 1,850	\$ 22,200
Vacancy 5%	\$ 93	\$ 1,110
Rent Less Vacancy	\$ 1,758	\$ 21,090
Rent to Value	0.82%	9.87%
Rent per sqft	\$ 1.06	

Operating Expenses

	Monthly	Annual
Property Taxes	\$ 251	\$ 3,012
Insurance	\$ 108	\$ 1,300
Mgmt Fee % Gold-1	\$ 89	\$ 1,068
HOA	\$ -	\$ -
Maint. Reserve 10%	\$ 185	\$ 2,220
Total Operating Expenses	\$ 633	\$ 7,600
Mortgage <i>(Principal & Interest)</i>	\$ 570	\$ 6,840.25
Total Expenses	\$ 1,203	\$ 14,440

Resources:

- [Unsure of which management fee is right for you? Click the link here to find your market and determine the best option is best for you! \(Select the "Pricing" option at the top of the page\)](#)

- [Here is a link to more informative videos on owning and managing your rental properties](#)



Address 123 Main St
City, St, Zip Birmingham, AL 35215
Bed 3
Full Bath 2
Half Bath 1
Square Feet 1,750

How to use this Rehab Calculator:

- Make a copy of this spreadsheet or download to your computer
- The totals will calculate automatically based on the line items "checked"
- Grey boxes in the "QTY" column are used to calculate the quantity needed for the item being repaired (example: For window replacements, input the number of windows that will be replaced in rehab) (bed & bath quantities will fill in automatically)
- If the price varies in your market for each line item, change the prices as necessary

Estimated Rehab Costs					
Exterior Repairs		\$0			
Interior Repairs		\$0			
Mechanical Repairs		\$0			
5% Contingency -		\$0.00			
Total Repairs -		\$0.00			

Rehab Estimator					
Exterior					
		Price	QTY	Y/N	Totals
YARD	Landscape Package	\$0		None	\$0
PAINT & SIDING	Exterior Paint (per sqft)	\$2.50		<input type="checkbox"/>	\$0
	Siding/Rotten Wood (per sqft)	\$4.50		<input type="checkbox"/>	\$0
	Exterior Power Wash	\$500		<input type="checkbox"/>	\$0
WINDOWS	Window Replacement (per qty)	\$540	0	<input type="checkbox"/>	\$0
	Window Service (wash, paint, caulk, lock, screen) (per qty)	\$150	0	<input type="checkbox"/>	\$0
DOORS	Exterior Doors w/ Frame (per qty)	\$750	0	<input type="checkbox"/>	\$0
	Exterior Security or Storm Door (per qty)	\$225	0	<input type="checkbox"/>	\$0
ROOF	Roof Repair	\$2,000		<input type="checkbox"/>	\$0
	Roof Replacment (per sqft)	\$2.50		<input type="checkbox"/>	\$0
Exterior Total:					\$0.00

Interior					
		Price	QTY	Y/N	Totals
INTERIOR FINISH	Interior Paint (per sqft)	\$3.30		<input type="checkbox"/>	\$0
	Lighting Package (per sqft)	\$1.10		<input type="checkbox"/>	\$0
	Sheetrock	\$9		<input type="checkbox"/>	\$0
DOORS	Interior Bedroom Door w/ Frame	\$150	0	<input type="checkbox"/>	\$0
FLOORING	Install Vinyl Lock-in Plank w/ Quarter Round	\$5.50		<input type="checkbox"/>	\$0
	Install Carpet (per room)	\$600	0	<input type="checkbox"/>	\$0
KITCHEN	Kitchen - Lite Remodel (painting cabinets)	\$3,500		<input type="checkbox"/>	\$0
	Kitchen - Full Gut (replace cabinets)	\$7,500		<input type="checkbox"/>	\$0
	Appliance Packages	\$2,200		<input type="checkbox"/>	\$0
BATHROOMS	Full Bathroom - Complete Remodel	\$5,000	2	<input type="checkbox"/>	\$0
	Half Bathroom - Complete Remodel	\$2,500	1	<input type="checkbox"/>	\$0
	Full Bathroom - Light Remodel	\$2,500	2	<input type="checkbox"/>	\$0
	Half Bathroom - Light Remodel	\$1,500	1	<input type="checkbox"/>	\$0
	Bathroom - Toilet	\$250	0	<input type="checkbox"/>	\$0
	Bathroom - Refinish tub shower combo	\$1,020	0	<input type="checkbox"/>	\$0
	Bathrooms - Mirror Only	\$250	0	<input type="checkbox"/>	\$0
	Sink Faucet and fixtures only	\$200	0	<input type="checkbox"/>	\$0
Shower Fixtures Only	\$200	0	<input type="checkbox"/>	\$0	
Interior Total:					\$0.00

Mechanicals & Misc.					
		Price	QTY	Y/N	Totals
HVAC	Full System - 2 Ton (under 1300 sqft)	\$6,000		<input type="checkbox"/>	\$0
	Full System - 2.5 Ton (1300 - 1650 sqft)	\$6,500		<input type="checkbox"/>	\$0
	Full System - 3 Ton (1650 - 2000 sqft)	\$7,500		<input type="checkbox"/>	\$0
	Airhandler Only	\$2,500		<input type="checkbox"/>	\$0
	Service Existing HVAC (if not replacing)	\$500		<input type="checkbox"/>	\$0
	Install new ducts throughout property	\$2,000		<input type="checkbox"/>	\$0
PLUMBING	Water Heater	\$1,200		<input type="checkbox"/>	\$0
	Snake Main Sewer Line (camera)	\$350		<input type="checkbox"/>	\$0

ELECTRIC	Elec. Panel Upgrade	\$2,500	<input type="checkbox"/>	\$0
MISC.	Removing all seller belongings	\$1,700	<input type="checkbox"/>	\$0
	Fence Removal (old, falling fence)	\$350	<input type="checkbox"/>	\$0
	Adding a new closet for room	\$1,300	<input type="checkbox"/>	\$0
	Demo Haul off debris	\$1,000	<input type="checkbox"/>	\$0
	Final Clean	\$250	<input type="checkbox"/>	\$0
Mechanical & Misc Total:				\$0.00

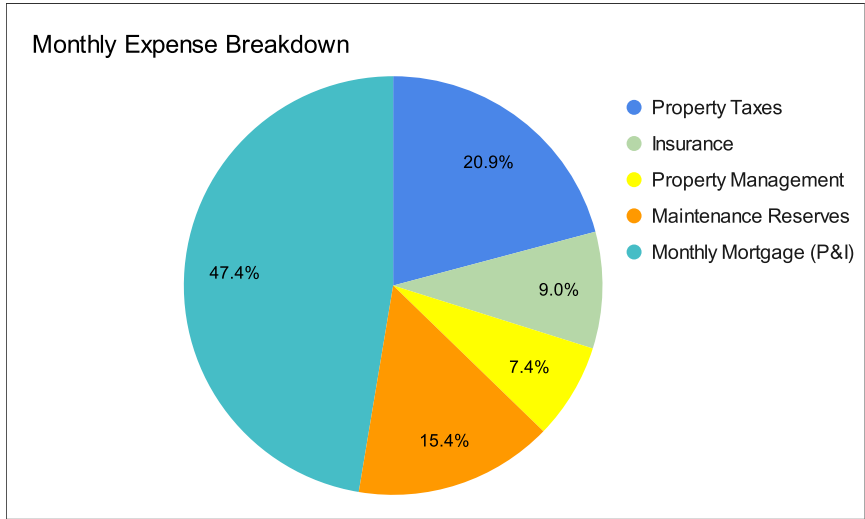


123 Main St - Property Analysis

Monthly Gross Income:	\$ 1,850.00
Monthly Expenses:	\$ 1,203.35
Monthly Net Cashflow:	\$ 554.15
NOI:	\$ 14,600.00
Purchase Cap Rate	9.73%
Pro Forma Cap Rate	6.49%
Cash on Cash ROI:	16.73%

Purchase Price: \$150,000.00

Purchase Closing Costs:	\$ 2,250.00
Estimated Repairs:	\$ -
Total Project Cost:	\$ 152,250.00
After Repair Value:	\$ 225,000.00
Down Payment:	\$ 37,500.00
Loan Amount:	\$ 112,500.00
Amortized Over:	30
Loan Interest Rate:	4.50%
Monthly P&I:	\$ 570.02
Total Cash Needed:	\$ 39,750.00



Financial Info

Pro Forma Rent to Value Ratio:	1.23%
Gross Rent Multiplier at Purchase:	6.76
Gross Rent Multiplier at Pro Forma:	121.62
Potential Equity After Rehab:	\$ 75,000.00
Debt Coverage Ratio:	2.13
Required DSCR 1.25	

Analysis Over Time

Assumptions:

Expense Increase per year:	1%
Income Increase per year:	3%
Property Value increase per year:	2%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30
Total Annual Income:	\$22,200.00	\$22,866.00	\$23,551.98	\$24,258.54	\$24,986.30	\$28,965.96	\$38,927.83	\$52,315.75
Total Annual Expenses:	\$14,440.25	\$14,516.25	\$14,593.01	\$14,670.54	\$14,748.84	\$15,152.26	\$16,021.88	\$10,142.23
Operating Expenses:	\$7,600.00	\$7,676.00	\$7,752.76	\$7,830.29	\$7,908.59	\$8,312.01	\$9,181.63	\$10,142.23
Mortgage & Interest Payment:	\$6,840.25	\$6,840.25	\$6,840.25	\$6,840.25	\$6,840.25	\$6,840.25	\$6,840.25	\$0.00
Interest Payment:	\$5,025.37	\$4,942.00	\$4,854.79	\$4,763.58	\$4,668.18	\$4,121.26	\$2,579.61	\$163.85
Cumulative Principal Payments:	\$1,814.88	\$3,713.14	\$5,698.60	\$7,775.27	\$9,947.34	\$22,399.39	\$57,499.06	\$112,500.00
Total Annual Cashflow:	\$7,759.75	\$8,349.75	\$8,958.97	\$9,588.00	\$10,237.45	\$13,813.70	\$22,905.95	\$42,173.52
Cash on Cash ROI:	19.52%	21.01%	22.54%	24.12%	25.75%	34.75%	57.63%	106.10%
Property Value:	\$229,500	\$234,090	\$238,772	\$243,547	\$248,418	\$274,274	\$334,338	\$407,556
Equity:	\$118,814.88	\$125,303.14	\$131,970.40	\$138,822.50	\$145,865.52	\$184,173.13	\$279,337.23	\$407,556.36
Loan Balance:	\$110,685.12	\$108,786.86	\$106,801.40	\$104,724.73	\$102,552.66	\$90,100.61	\$55,000.94	\$0.00
Profit if Sold <i>(Equity - Cash @ Closing)</i> :	\$79,064.88	\$85,553.14	\$92,220.40	\$99,072.50	\$106,115.52	\$144,423.13	\$239,587.23	\$367,806.36
	1	2	3	4	5	10	20	30

