



## CIAS Calculations Worksheet

Certified Investment Agent Specialist

Craig Baranowski 850.259.1788

Purchase Price	\$1,450,000
Total Property Price	\$2,450,000

Renovation	\$1,000,000
Gross Annual Rent	\$480,000

44 Rooms rented 200 days @ \$50/ night + Special Events + Duplex

Taxes	\$10,000
Insurance	\$22,000
HOA	\$0
Management	\$60,000

Utilities & Trash	\$36,000
Lawn Service	\$6,000
Maintenance	\$9,000
Vacancy Reserve	\$0

**Total Expenses= \$143,000**

Gross Annual Rent	\$480,000
- Total Expenses	\$143,000
<b>NOI=</b>	<b>\$337,000</b>

NOI	\$337,000
Purchase Price	\$1,450,000
	0.2324

**Cap Rate = 23.24%**

NOI	\$337,000
Debt Service	\$65,385
<b>Cash Flow=</b>	<b>\$271,615</b>

### Debt Service Assumptions

# of Years	30	
Rate	5.00%	
% Down	30%	
Closing Costs	\$15,000	(using 3%)
Payment	\$65,385	(annually)

Cash Flow	\$271,615
Amount Down	\$750,000
	0.3622

**Cash-On-Cash Return= 36.22%**

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# Cash Flow, Cash-on-Cash Return Calculator

## STEP 1: Estimate Monthly Rent.

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Monthly Rental Income:

## STEP 2: Estimate Monthly Expenses.

Taxes:	<input type="text" value="\$1,833"/>
Insurance:	<input type="text" value="\$1,833"/>
HOA:	<input type="text" value="\$0"/>
Property Management:	<input type="text" value="\$4,615"/>
Utilities & Trash:	<input type="text" value="\$3,000"/>
Lawn Service:	<input type="text" value="\$500"/>
Maintenance:	<input type="text" value="\$750"/>
Vacancy Reserve:	<input type="text" value="\$0"/>

Estimated Monthly Expenses:	\$12,532	Net Operating Income:	\$27,468
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## STEP 3: Estimate Purchase Price.

Purchase Price:   
 Closing Costs:

## STEP 4: Estimate Loan Details.

Annual Interest Rate:   
 Term of Loan (in years):

Monthly Debt Service	
20% Down:	\$6,227.13

## STEP 5: Review Downpayment Options.

Breakeven Downpayment: Not Applicable

*Estimates	Amount:	Annual Cashflow:	Cash-on-Cash Return:
10% Down:	\$145,000	\$245,549	153.47%
20% Down:	\$290,000	\$254,890	83.57%
30% Down:	\$435,000	\$264,231	58.72%
40% Down:	\$580,000	\$273,571	45.98%
50% Down:	\$725,000	\$282,912	38.23%
60% Down:	\$870,000	\$292,253	33.02%
70% Down:	\$1,015,000	\$301,593	29.28%
80% Down:	\$1,160,000	\$310,934	26.46%
90% Down:	\$1,305,000	\$320,275	24.26%
100% Down:	\$1,450,000	\$329,615	22.50%



**Assumptions**

Appreciation Rate

	Cash Flow	Appreciated Value
Year 1	\$271,615	\$2,572,500
Year 2	\$271,615	\$2,701,125
Year 3	\$271,615	\$2,836,181
Year 4	\$271,615	\$2,977,990
Year 5	\$271,615	\$3,126,890
Year 6	\$271,615	\$3,283,234
Year 7	\$271,615	\$3,447,396
Year 8	\$271,615	\$3,619,766
Year 9	\$271,615	\$3,800,754
Year 10	\$271,615	\$3,990,792
Year 11	\$271,615	\$4,190,331
Year 12	\$271,615	\$4,399,848
Year 13	\$271,615	\$4,619,840
Year 14	\$271,615	\$4,850,832
Year 15	\$271,615	\$5,093,374
Year 16	\$337,000	\$5,348,043
Year 17	\$337,000	\$5,615,445
<b>TOTAL</b>	<b>\$4,748,227</b>	<b>\$5,615,445</b>
	<b>TOTAL EARNED</b>	<b>\$7,791,172</b>
	<b>TOTAL AVAILABLE AFTER SALE</b>	<b>\$10,363,672</b>

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# Holding Costs

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Property Price

Taxes	\$10,000	Utilities & Trash	\$36,000
Insurance	\$22,000	Lawn Service	\$6,000
HOA	\$0	Maintenance	\$9,000
Management	\$60,000	Vacancy Reserve	\$0

**Total Expenses \$143,000** (annually)

# of Years	30
Rate	5.50%
% Down	20%

**Payment \$79,036** (annually)

*Annual*

Total Expenses	\$143,000
+ Payment	\$79,036
	<b>\$222,036</b> (Annually)

*Monthly*

Annual Cost	\$222,036
12 months	12
	<b>\$18,503</b> (Monthly)

*Daily*

Monthly Cost	\$18,503
30 Days	30
	<b>\$616.77</b> (Daily)

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