



login / loan status

apply online

Search

Tuesday, March 03, 2015

Low Internet Mortgage Rates AND personal service.



Site Tools


[About Us](#) [Current Rates](#) [Mortgage Calculators](#) [Learn / Tools](#) [Loan Process](#) [Loan Consultants](#) [Contact Us](#)

## Investment Property Calculator

### INSTRUCTIONS

This calculator is designed to provide a guide to possible financial outcomes of the purchase and rental of an investment property. After entering your values, click once in any result box to calculate or update your results.

#### ENTER TRANSACTION DETAILS HERE

<b>Purchase Price</b>	\$ 105000	<b>Homeowners Insurance</b>	\$ 500
<b>Down Payment</b>	\$ 21000	<b>Yearly Taxes</b>	\$ 1000
<b>Loan Interest Rate</b>	4.25 %	<b>Monthly expenses/ Maintenance fees</b>	\$ 400
<b>Loan Term in Years</b>	30		
<b>Monthly Rental</b>	\$ 1115		
<b>Rent Increase Yearly</b>	4.0 %		
<b>Inflation (for ins, taxes, expenses)</b>	4.0 %	<b>Your Gross Income (for tax calculation)</b>	\$ 0
<b>Property Value Growth (real estate appreciation)</b>	6.0 %		

#### RESULTS

**Loan Amount** \$ 84000      **Monthly Payment** \$ 413

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>INCOME</b>					
<b>Rental Income</b>	13380	13915	14471	15050	15652
<b>EXPENSES</b>					
<b>Insurance</b>	500	520	540	562	584
<b>Taxes</b>	1000	1040	1081	1124	1169
<b>Monthly Expenses/Fees</b>	4800	4992	5191	5399	5615
<b>Total Payments</b>	4956	4956	4956	4956	4956
<b>Total Expenses</b>	11256	11508	11768	12041	12324
<b>CASH FLOW</b>					
<b>Cash Flow</b>	2124	2407	2703	3009	3328
<b>TAX DEDUCTION</b>					
<b>Interest Expense</b>	3570	3516	3462	3427	3391
<b>+ Depreciation*</b>	3436	3436	3436	3436	3436
<b>+ Ins, Tax, other expenses</b>	6300	6552	6812	7085	7368
<b>- Rental Income</b>	13380	13915	14471	15050	15652
<b>Total Tax Deduction</b>	-74	-411	-761	-1102	-1457
<b>TAX SAVED**</b>	-11	-61	-114	-165	-218
<b>NET WORTH</b>					
<b>After Tax Cash Flow</b>	2113	2346	2589	2844	3110
<b>Principal Paid (est)</b>	1386	1440	1494	1529	1565
<b>Property Value</b>	111300	117978	125056	132560	140513
<b>Yearly addition to Net Worth</b>	9799	10464	11161	11877	12628

#### Assumptions:

\* 27.5 yr straight line depreciation, deduction may be limited with high gross income.

Depreciation is based on the value of the home without the land. In this calculation we are allocating 10% of the purchase price to the land and the remainder to the residence.

\*\* 2001 Federal Filing Status Single (most conservative tax rate) Keep in mind that your



- Home
- Apply
- Quick Rate Quote
- All Calculators
- Refinance Calcs
- Purchase Calcs
- Privacy Policy

#### Get Started

Apply Online

Apply for your mortgage online! We'll call you tomorrow to confirm the receipt of the information.

#### Have Us Contact You

Rather have a personal touch from the start? Have us contact you to start the process.

#### Find Your State

Choose A State

tax deduction may also be limited with an adjusted gross income over \$100,000. See your tax advisor for details.

---

**Email:** [customerservice@goodmortgage.com](mailto:customerservice@goodmortgage.com) **Phone:** 877-523-3886 **Fax:** (704) 523-9186

© 2000-2015 [goodmortgage.com](http://goodmortgage.com). All rights reserved. [SITE MAP](#) | [PRIVACY](#) | [LEGAL](#) | [EQUAL HOUSING](#) | [LICENSING](#)

[PURCHASE](#) | [REFINANCE](#) | [HOME EQUITY](#) | [FIRST TIME HOMEBUYER](#) | [FHA](#) | [VA](#)

 Facebook |  LinkedIn |  Twitter |  YouTube