



R.O.I. CALCULATOR

Real Estate Return On Investment Calculator

By:

TWH
THE WEALTH HIKE



www.thewealthhike.com

This Guide and Excel spread sheet are designed to help you determine how profitable a property can be before investing in it*.

It is structured in 4 parts:



PART 1, INCOME: Money that will come in each month from your investment property.



PART 2, EXPENSES: Money that will come out each month due to your investment properties' expenses.



PART 3, CASH FLOW: Comparison between income and expenses.



PART 4, CASH ON CASH RETURN: Overall look at that specific investment.



www.thewealthhike.com



PART 1 - INCOME

Rental Income: What the tenant has to pay you to stay in the property.

Laundry Income: If you own a paid laundry service, note the money earned through that service.

Storage Income: If that property has storage, price of that said storage unit.

Parking Income: Income coming from a private parking slot.

Misc. Income: Any other source of income not considered.

Total Monthly Income: Sum of all previous Incomes.

1		INCOME	
	Rental Income		
	Laundry Income		
	Storage Income		
	Parking Income		
	Misc Income		
	Total Monthly Income	\$0,00	



PART 2 - EXPENSES

Taxes: Money you have to pay as taxes for owning the property. (Usually paid per year, insert the monthly amount in the sheet).

Insurance: Money you have to pay to have the property insured. (Usually paid per year, insert the monthly amount in the sheet)

Water/Sewer: Cost for running water. (Unless it's paid by the tenant)

Electricity: Cost for electricity. (Unless it's paid by the tenant)

Gas: Cost for gas. (Unless it's paid by the tenant)

HOA/Fees: Cost of been part of the Home Owner Association.

Lawn/Snow: Cost for maintenance of the lawn or road in case of heavy snow. (Unless it's paid by the tenant)

Vacancy: Usually you should save a % of the total monthly income for an emergency fund. This will get you covered when the property is vacant and you still have to pay the mortgage and other expenses. This % is usually the 10% but it is up to you how much you decide save.



PART 2 - EXPENSES (cont.)

Repairs: Usually 25-50 dollars per month. You save this money to cover any repair needed.

Prop. Management: Property managers usually take 10% of the monthly income to deal with problems with the tenants, repairs and other inconveniences.

Mortgage: Money you have to pay monthly to the bank or broker.

Other Expenses: Any other expense not considered before.

Total Monthly Expenses: Sum of all previous expenses.

2	EXPENSES		
	Taxes		
	Insurance		
	Water/Sewer		
	Garbage		
	Electricity		
	Gas		
	HOA/Fees		
	Lawn/Snow		
	Vacancy	\$0,00	5,00%
	Repairs		
	Capital Expenditures		
	Prop. Management	\$0,00	10,00%
	Mortgage		
	Other Expenses		
	Total Monthly Expenses	\$0,00	



PART 3 - CASH FLOW

Total Monthly Cash Flow = Total Monthly Income – Total Monthly Expenses

Total Annual Cash Flow = Total Monthly Cash Flow X 12 months

3		CASH FLOW	
	Total Montly Income	\$0,00	
	Total Monthly Expenses	\$0,00	
	Total Monthly Cash Flow	\$0,00	
	Total Anual Cash Flow	\$0,00	



PART 4 - CASH ON CASH RETURN

Down Payment: Cost of buying the property, usually 20% of the total prize.

Closing Costs: Mostly paperwork costs, usually around \$1000.

Rehab Budget: Whatever amount of money you want to use to paint or perform minor repairs before a new tenant moves in.

Others: Other costs not considered.

Total Investment: Sum of the costs of acquiring the property.





PART 4 - CASH ON CASH RETURN (cont.)

Annual Cash Flow / Total Investments =
Cash On Cash Return or ROI

Cash On Cash Return: the final % should always be positive. The trading market gives an approximate return of 7% a year, so we recommend aiming for a property with a ROI higher than that.

4	CASH ON CASH RETURN	
	Down Payment	20000
	Closing Costs	2000
	Rehab Budget	5000
	Others	300
	Total Investment	\$27.300,00
	Annual Cashflow	0,153846154
	Total Investment	
	Cash On Cash Return	15,38%



**Thank you for downloading
this guide.**



**if you have any questions
please email them to
thewealthhike@gmail.com.**



**If you want to contribute to
TheWealthHike or if you found
any value in this guide you can
help by donating, clicking in the
“Donate” button where you
downloaded this guide.**



**Thank you for your time, and
remember, keep growing.**

TWH
THE WEALTH HIKE

www.thewealthhike.com

*Disclaimer: This worksheet found on TheWealthHike is designed to be used for informational and educational purposes only and when used alone, does not constitute investment advice.

TheWealthHike recommends that you seek advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. TheWealthHike is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided in this document.

Contact:

thewealthhike@gmail.com

Instagram:

[@thewealthhike](https://www.instagram.com/thewealthhike)



www.thewealthhike.com