**FOR REFERENCE, EVERYTHING IN GREEN WILL BE A CUSTOMER INPUT VARIABLE**

In order for the calculators to work, the calculators need to be able to use the numbers pulled from the scrape

We need this calculation to be available in order for all others to work-

Closing cost:

offer price/Asking price \* 3% - 6%

**Mortgage Calculator**

<https://exceljet.net/formula/estimate-mortgage-payment>

Note: we would set default numbers for the interest rate (6%) and the loan term (30years)

(Home Price - Down Payment) \* Interest Rate / 360 months = X \* .0525 / 360-months =

**Projected Rent Calculator**

Home value \* 1.4%

**BRRR Method Calculator**

(After Repair Value \* 0.7) - (Offer price/Asking price - Rehab Cost - Closing costs)

Simplified: (\_\_ \* .7) - (\_\_ / asking price- \_\_ - closing costs)

**Cash-Out refinance**

(Home Price \* 80%) - loan balance

**Yearly/Monthly Income Calculator**

**Monthly**:

Rent - 10% - Mortgage

\*\*the mortgage number would be pulled from the above mortgage calculator\*\*

if not using mortgage:

Rent - 10% - Insurance - Taxes = Monthly Profit

**Yearly:**

Monthly Profit\*12

**Yearly ROI Calculator**

(Yearly profit) ÷ (purchase price + renovation cost)