

Sent a fair rent for friends: The Supernuclear way
 Uses the "Return on Investment" method. [More info here](#)

Input your info into yellow cells. Don't edit the white or green cells.

Home purchase details	
Purchase price of home	\$500,000
Downpayment %	20%
Cash invested (downpayment)	\$100,000
Loan details	
Interest rate on loan	4%
Years of loan	30 (usually 30 years)
Years you've owned the home	1, 0 = just bought it, 1 = bought 1 year ago
Target return on investment	
Target return %	5% (You set this to your desired return on your investment. We recommended 5-8%.)
Yearly target return	\$5,000
Expenses (yearly)	
Mortgage interest	\$15,715
Property tax	\$5,000 (Differs by location. Look at property tax bill or Zillow.)
Insurance	\$1,500 (Look at insurance bill or Zillow.)
Maintenance	\$10,000 (Benchmark: 1-4% of property cost. Includes routine maintenance (e.g. fixing toilet) and saving for big items (e.g. replacing roof every 20 years))
Utilities	\$1,000 (Include anything a landlord typically pays for, e.g. Trash + water.)
HOA payments (if relevant)	\$1,000
Other	\$500 (Odds and ends)
TOTAL EXPENSES	\$34,715
Calculate rent to charge friend	
Rent needed to achieve target (per year)	\$35,715
% of space occupied by your friend	50%
Portion of rent charged to friend (per year)	\$19,857
Rent to charge friend (per month)	\$1,655
Optional: Adjustment for vacancy	
Expected vacancy %	5%
Adjusted rent to charge friend (per month)	\$1,742

Monthly cost

	Estimated monthly cost
	\$4,226
Principal & interest	\$1,714/mo
Mortgage insurance	\$99/mo
Property taxes	\$450/mo
Home insurance	\$236/mo
HOA fees	\$229/mo
Utilities	Not included

All calculations are estimates and intended for informational purposes only.

Zillow has estimates for a lot of homes