

RENTAL PROPERTY ANALYSIS WORKSHEET

AmericaCalculator.com | Complete Cash Flow Analysis

PROPERTY INFORMATION

Property Address:		Date:	
City / State / ZIP:		MLS #:	
Property Type:	☐ Single Family ☐ Condo ☐ Townhome ☐ Multi-Family ☐ Other		
Bedrooms:		Bathrooms:	
Square Footage:		Year Built:	
Purchase Price:	\$	After Repair Value (ARV):	\$

FINANCING DETAILS

Down Payment %:		Down Payment \$:	\$
Loan Amount:	\$	Interest Rate:	%
Loan Term:	☐ 15yr ☐ 20yr ☐ 25yr ☐ 30yr	Loan Type:	☐ Conv ☐ FHA ☐ VA ☐ Other
Closing Costs:	\$	Repair / Rehab Costs:	\$
Total Cash Invested:	\$		

INCOME

Monthly Rent:	\$	Annual Rent:	\$
Other Income (laundry, parking, etc.):	\$	Annual Other Income:	\$
Gross Annual Income:	\$		

Vacancy Rate:	%	Vacancy Loss (Annual):	\$
Effective Gross Income (Annual): \$			

OPERATING EXPENSES (Annual)

Property Taxes:	\$
Property Insurance:	\$
Maintenance & Repairs:	\$
Property Management:	\$
HOA Fees:	\$
Utilities (landlord-paid):	\$
CapEx Reserve:	\$
Advertising / Leasing:	\$
Legal / Accounting:	\$
Miscellaneous:	\$
TOTAL OPERATING EXPENSES:	\$

NET OPERATING INCOME

Effective Gross Income (Annual):	\$
Less: Total Operating Expenses:	\$
NET OPERATING INCOME (NOI):	\$

CASH FLOW ANALYSIS

Net Operating Income (Annual):	\$
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Less: Annual Debt Service (Mortgage P+I):	\$
ANNUAL NET CASH FLOW:	\$
Monthly Net Cash Flow:	\$

KEY INVESTMENT METRICS

Cap Rate:	%	(NOI ÷ Purchase Price)
Cash-on-Cash Return:	%	(Annual Cash Flow ÷ Total Cash Invested)
1% Rule Check:	■ PASS ■ FAIL	(Monthly Rent ÷ Purchase Price ≥ 1%)
50% Rule Check:	■ PASS ■ FAIL	(Operating Expenses ≤ 50% of Gross Rent)
Gross Rent Multiplier:		(Purchase Price ÷ Annual Gross Rent)
Debt Service Coverage Ratio:		(NOI ÷ Annual Debt Service)

NOTES & ASSUMPTIONS

Use this space to record your assumptions, comparable rents, repair estimates, and any other notes about this property.
