

Enter data in green highlighted cells. White cells will calculate automatically.

Roll over any small red triangle at the upper right hand corner of a cell to see special instructions about how to enter data in

Property Characteristics	Address 1	Property Characteristics	Address 2
Number of Units		Number of Units	
Gross Living Area (Sq. Ft.)		Gross Living Area (Sq. Ft.)	
Lot Size		Lot Size	
Room Counts		Room Counts	
Location notes		Location notes	
Condition		Condition	
Condition		Condition	
Systems		Systems	
Lead Paint		Lead Paint	
Leases		Leases	
Parking		Parking	
Utilities		Utilities	
Financian		Figure	
Financing Purchase Price		Financing	•
Purchase Price Down Payment %		Purchase Price Down Payment %	-
	•		Φ.
Calculated Down Payment	\$ -	Calculated Down Payment	\$ -
Other Down Payment Amount (instead of Down Payment %)		Other Down Payment Amount (instead of Down Payment %)	\$ -
Total Down Payment		Total Down Payment	
Points, Closing Costs only if Financed		Points, Closing Costs, only if financed	
Total Amount Financed	\$ -	Total Amount Financed	\$ -
Debt Service		Debt Service	
Amount Financed	\$ -	Amount Financed	-
Interest Rate	<u> </u>	Interest Rate	-
Mortgage Term (years)	•	Mortgage Term (years)	•
Monthly Principal & Interest	\$ -	Monthly Principal & Interest	\$ -
Annual Debt Service	\$ -	Annual Debt Service	\$ -
Monthly Principal, Interest, Property Taxes (PIT)*	\$ -	Monthly Principal, Interest, Property Taxes (PIT)*	
Monthly Principal, Interest, Property Taxes, Insurance (PITI)*	\$ -	Monthly Principal, Interest, Property Taxes, Insurance (PITI)*	

^{*} Enter property taxes and insurance on lines 76 and 77 below

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Income		Income		
Annual Scheduled Rental Income		Annual Scheduled Rental Income		
or Calculate Monthly: Unit 1		or Calculate Monthly: Unit 1	1	
Unit 2	\$ -	Unit 2		
Unit 3	\$ -	Unit 3		
Unit 4	\$ -	Unit 4		
Unit 5		Unit 5		
Unit 6		Unit 6		
Retail Store		Retail Store		
Retail Store		Other Income, e.g. parking rental		
Annual Scheduled Rental Income		Annual Scheduled Rental Income		
Vacancy/Rent Loss %		Vacancy/Rent Loss %		
Annual Vacancy/Rent Loss Calculated	\$ -	Annual Vacancy/Rent Loss Calculated		\$ -
Annual Net Rental Income	\$ -	Annual Net Rental Income		\$ -
Monthly Net Rental Income	\$ -	Monthly Net Rental Income		\$ -

Annual Operating Expenses		Annual Operating Expenses	
Be sure to use annual, not monthly, amounts.) Property Tax	es	(Be sure to use annual, not monthly, amounts.) Property Taxes	
Insuran	ce	Insurance	
Condo Fo	ee	Condo Fee	
Water & Sew	ver er	Water & Sewer	
Leg	gal	Legal	
Elect	ric	Electric	
Gas or G	Oil	Gas or Oil	
Maintenan	ce	Maintenance	
Pest Conti	rol	Pest Control	
Landscaping, Snow Remov	val	Landscaping, Snow Removal	
Tra	sh	Trash	
Suppli	es	Supplies	
Repai	irs	Repairs	
Rental Fe	es	Rental Fees	
Management Fee	%	Management Fee %	
Management Fee Calculate	ed \$ -	Management Fee Calculated	\$ -
Total Annual Operating Expenses	\$ -	Total Annual Operating Expenses	\$ -
Total Monthly Operating Expenses	\$ -	Total Monthly Operating Expenses	\$ -
Total Monthly Expenses Including Debt Service	\$ -	Total Monthly Expenses Including Debt Service	\$ -

NOI			NOI		
Annual Net Rental Income	- \$	-	Annual Net Rental Income -	. \$	-
Annual Operating Expenses	\$	-	Annual Operating Expenses	\$	-
Annual Net Operating Income	\$	-	Annual Net Operating Income	\$	-
	•			•	
Cash Flow			Cash Flow		
Monthly Net Rental Income	- \$	-	Monthly Net Rental Income -	\$	-
Total Monthly Expenses Including Debt Service	\$	-	Total Monthly Expenses Including Debt Service	\$	-
Monthly Cash In or (Out)	\$	-	Monthly Cash In or (Out)	\$	-
Annual Cash In or (Out)	\$	-	Annual Cash In or (Out)	\$	-
Cash on Cash Return			Cash on Cash Return		
(20 not morado any oboto that are midnesar)	+ \$	-	(Do not include any costs that are financed.) Down Payment +		-
Other Costs of Acquisition, e.g points, closing costs, not financed	+		Other Costs of Acquisition, e.g points, closing costs, not financed +		
Renovation Costs	+		Renovation Costs +	-	
Total Cash Invested	\$	-	Total Cash Invested	\$	-
Annual Rate of Return on Cash Invested		0.00%	Annual Rate of Return on Cash Invested		0.00%
	-				-
Investment CAP Rate			Investment CAP Rate		
NOI /	\$	-	NOI /	\$	-
Purchase Price	\$	-	Purchase Price	\$	-
CAP Rate		0.00%	CAP Rate		0.00%
Net Income Multiplier			Net Income Multiplier		
Purchase Price /	\$	-	Purchase Price /	\$	-
NOI	\$	-	NOI	\$	-
Net Income Multiplier		0.00	Net Income Multiplier		0.00
Gross Rent Multiplier			Gross Rent Multiplier		
Purchase Price /	\$	-	Purchase Price /	\$	-
Gross Rent	\$	-	Gross Rent	\$	-
Gross Rent Multiplier		0.00	Gross Rent Multiplier		0.00
Debt Service Coverage Ratio			Debt Service Coverage Ratio		
	\$	-		\$	-
Annual Debt Service	\$	-	Annual Debt Service	\$	-
Coverage Ratio		0.00	Coverage Ratio		0.00
NOI / Annual Debt Service			NOI / Annual Debt Service		