RENTAL CASH FLOW LAB / JAY ADAMS

Conservative Rental Deal Analyzer

Print and fill by hand. The Excel file does the math, including turning monthly HOA, utilities, and the loan into yearly amounts, and turning the management percent into dollars.

Property: _____ Date / sources: _____

Purchase price	$ _____
Monthly rent	$ _____
Vacancy, as a percent (8 = one empty month)	_____ %
Property taxes for the year	$ _____
Insurance for the year	$ _____
Utilities you pay each month	$ _____
Management, percent of rent you can count on	_____ %
Routine repairs for the year	$ _____
HOA each month	$ _____
Loan payment each month	$ _____
Savings for big repairs, for the year	$ _____
Cash you put in	$ _____

On this page, yearly utilities are the monthly bill times 12. Yearly HOA and the yearly loan are the same. Management dollars are the rent you can count on times the percent. The Excel file does those steps.

Educational estimates using your own inputs. Real estate can lose money. Jay Adams is not a broker, lender, tax preparer, attorney, or adviser. rentalcashflowlab.com