

INVESTMENT PROPERTY WORKSHEET

This form is designed to assist in estimating the benefits of a Real Estate investment. It does not calculate the effects of market conditions at time of sale, which can vary. This form is not a substitute for legal, tax, accounting, construction, or other advise.

Purchase Cost:						\$
Cash Invested:						\$
Financing:	Amount:	\$	Rate:	\$	P&I:	\$
Land Value:						

						↓DEPRECIATION↓
Personal Property Value:	\$	x	% =	\$		
Building Value:	\$	x	% =	\$		
Land Improvement:	\$	x	% =	\$		
Total Depreciation:						\$

Rent:	\$	Less vacancy:	\$	=	Gross operating income:	\$

EXPENSES:	MATERIAL	LABOR
Real Estate Tax	\$	\$
Repairs	\$	\$
Roofing	\$	\$
Appliances	\$	\$
Painting Exterior	\$	\$
Painting Interior	\$	\$
Bathroom Fixtures	\$	\$
Lock-sets	\$	\$
Doors	\$	\$
Heating Plant	\$	\$
Floor Refinishing	\$	\$
Carpeting	\$	\$
Cabinetry	\$	\$
Plumbing	\$	\$
Association Dues	\$	\$
Electrical	\$	\$
Management	\$	\$

SUBTOTALS:	
TOTALS:	\$

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GROSS OPERATING INCOME					\$
	Minus	Operating expenses			-\$
	=	Net operating income	=		\$
	Minus	Expected debt	-		-\$
		(P&I) X hold time			
CASH FLOW BEFORE TAX	=		Total →		\$
ESTIMATED DEBT SERVICE	=				\$
	Minus	Interest	=		-\$
	=	Principle reduction	=		\$
NET OPERATING INCOME	=				\$
	Minus	Interest	=		-\$
	Minus	Total depreciation	=		-\$
	=	Taxable income	=		\$
MUTIPLIED BY TAX BRACKET	x		%	=	\$
APRECIATION ESTIMATE	=		=		\$

RETURN ON INVESTMENT WITH APPRECIATION

Cash Flow before Tax +	Principle reduction +	Tax saved =	%
Cash Invested	=		\$

RETURN ON INVESTMENT WITHOUT APPRECIATION

Cash flow before tax +	Principle reduction +	Tax saved =	%
Cash Invested			

CAPITALIZATION RATE

Net Operating Income	=	%
Purchase Cost		\$

CASH ON CASH

Cash Flow before tax	=	\$
Cash Invested		\$

NOTE: Return on investment percentage should be higher than the cost of money. The cash flow before tax should be 10%. The cash flow before tax shelters with deductions. Visit www.oberware.com