Simple Investment Analysis

Address_____

$_____ Price

$_____ Down payment + $_____ Closing Costs = $_____ Initial Investment

$_____ Loan @ _____% for _____ years = $_____ Monthly P & I Pmt.

Estimated Cash Flow

$_____ Net Monthly Rent (Gross Rent less Homeowner's Fee)

($_____) less Monthly Principal and Interest Payment

($_____) less Monthly Taxes

($_____) less Insurance

($_____) less Other _____

$_____ Monthly Cash Flow x 12 = $_____ Annual Cash Flow

Three Returns on Investment

1) Cash Flow

$_____ Annual Cash Flow
_____ = _____% Cash Flow
Return $_____ Initial Investment

2) Principal Reduction

$_____ Annual Principal
_____ = _____% Principal
Reduction $_____ Initial Investment

3) Appreciation @ _____%

$_____ Annual Appreciation
_____ = _____%
Appreciation $_____ Initial Investment

Estimated 1st Year Return on Investment (1 + 2 + 3) = _____%