

# RESIDENTIAL INVESTMENT PROPERTY WORKSHEET

## Purchase Analysis

Purchase Price: \$ \_\_\_\_\_  
 Total Cash Investment: \$ \_\_\_\_\_  
 Equity After Sales Expenses: \$ \_\_\_\_\_

Loan Amount: \$ \_\_\_\_\_ Rate: \_\_\_\_\_ % P&I/MO: \$ \_\_\_\_\_ P&I/Year: \$ \_\_\_\_\_

Scheduled Monthly Rent: \$ \_\_\_\_\_ X 12 = \$ \_\_\_\_\_ /Yr  
 Minus Vacancy Allowance \_\_\_\_\_ % X \_\_\_\_\_ Rent/Yr = \$ \_\_\_\_\_ Vacancy  
 Equals Rent/Yr \$ \_\_\_\_\_ Minus Vacancy \$ \_\_\_\_\_ = Gross Operating Income \$ \_\_\_\_\_

## Property Depreciation Analysis

Land Value: \$ \_\_\_\_\_  
 Building Value: \$ \_\_\_\_\_ X \_\_\_\_\_ % = \$ \_\_\_\_\_  
 Land Improvements Value: \$ \_\_\_\_\_ X \_\_\_\_\_ % = \$ \_\_\_\_\_  
 Personal Property Value: \$ \_\_\_\_\_ X \_\_\_\_\_ % = \$ \_\_\_\_\_  
**Total Depreciation:** \$ \_\_\_\_\_

## Operating Expenses/Yr

Real Property Taxes:	\$ _____	Insurance:	\$ _____
Maintenance:	\$ _____	Management Fee:	\$ _____
Utilities:	\$ _____	Supplies:	\$ _____
Advertising:	\$ _____	Other:	\$ _____
Other:	\$ _____		

**Total Operating Expenses/Yr:** \$ \_\_\_\_\_

## Income Analysis

A) Gross Operating Income/Yr: \$ \_\_\_\_\_  
 - Operating Expenses/Yr: \$ \_\_\_\_\_  
 = Net Operating Expenses/Yr: \$ \_\_\_\_\_  
 - Principal & Interest/Yr: \$ \_\_\_\_\_  
 = **Total Cash Flow Before Taxes:** \$ \_\_\_\_\_

\*This worksheet is provided for educational and illustrative purposes only. Professional assistance from a competent attorney or accountant should be sought when needed.

**Income Analysis Cont.**

B)	Annual Principal & Interest:	\$ _____	
	- Interest Allocation	\$ _____	
	= <b>Principal Allocation</b>		\$ _____
C)	Net Operating Income:	\$ _____	
	- Total Interest Allocation:	\$ _____	
	- Total Depreciation:	\$ _____	
	= Taxable Income:	\$ _____	
	X Income Tax Bracket:	\$ _____ %	
	= <b>Taxes owed/saved</b>		\$ _____
D)	Annual Appreciation		
	Purchase Price:	\$ _____	
	% of Appreciation:	\$ _____ %	
	= <b>Annual Appreciation</b>		\$ _____

**Investment Analysis**

**Return on Investment without Appreciation**

$$\frac{A+B+C}{\text{Total Cash Investment}} = \frac{\$ \_\_\_\_\_\_}{\$ \_\_\_\_\_\_} = \_\_\_\_\_\_ \%$$

**Return on Investment with Appreciation**

$$\frac{A+B+C+D}{\text{Total Cash Investment}} = \frac{\$ \_\_\_\_\_\_}{\$ \_\_\_\_\_\_} = \_\_\_\_\_\_ \%$$

**Gross Rent Multiplier**

$$\frac{\text{Purchase Price}}{\text{Annual Gross Rent}} = \frac{\$ \_\_\_\_\_\_}{\$ \_\_\_\_\_\_} = \_\_\_\_\_\_ \text{ GRM/YR}$$

**Capitalization Rate**

$$\frac{\text{Net Operating Income}}{\text{Purchase Price}} = \frac{\$ \_\_\_\_\_\_}{\$ \_\_\_\_\_\_} = \_\_\_\_\_\_ \%$$

**Cash On Cash**

$$\frac{\text{Cash Flow Before Taxes}}{\text{Total Cash Investment}} = \frac{\$ \_\_\_\_\_\_}{\$ \_\_\_\_\_\_} = \_\_\_\_\_\_ \%$$

**Operating Expenses Ratio**

$$\frac{\text{Total Operating Expenses}}{\text{Gross Operating Income/Yr}} = \frac{\$ \_\_\_\_\_\_}{\$ \_\_\_\_\_\_} = \_\_\_\_\_\_ \%$$