

Investment Analysis

Real Estate Investment Analysis Worksheet

This worksheet helps you analyze the financial performance of a potential real estate investment. By calculating key metrics like cash flow, ROI, and cap rate, you can make more informed investment decisions.

Property Information

Property Address: _____

Property Type:

- Single-Family Home
- Multi-Family (2-4 Units)
- Condo
- Townhouse
- Commercial,
- Other: _____

Purchase Price: _____

Rehab Costs (if applicable): _____

Total Investment (Purchase Price + Rehab Costs): _____

Financing Information

Down Payment: _____

Loan Amount: _____

Loan Interest Rate: _____

Loan Term (in years): _____

Monthly Mortgage Payment (Principal + Interest): _____

Income Analysis

Monthly Rental Income

Market Rent (per month): _____

Other Income (e.g., parking, laundry): _____

Total Monthly Income: _____

Annual Rental Income

Total Monthly Income: _____

Annual Income (Total Monthly Income x 12): _____

Vacancy Rate (Estimated)

Vacancy Rate (%): _____

Annual Income After Vacancy Adjustments: _____

Expense Analysis

Monthly Operating Expenses

Property Taxes: _____

Homeowner's Insurance: _____

HOA Fees (if applicable): _____

Property Management Fees (if applicable): _____

Maintenance and Repairs (Estimated): _____

Utilities (if paid by owner): _____

Other Expenses: _____

Total Monthly Operating Expenses: _____

Annual Operating Expenses (Total Monthly Operating Expenses x 12): _____

Cash Flow Analysis

Monthly Cash Flow

Total Monthly Income: _____

Total Monthly Operating Expenses: _____

Monthly Cash Flow (Total Income - Total Expenses): _____

Annual Cash Flow (Monthly Cash Flow x 12): _____

Return on Investment (ROI) Calculation

Annual Cash Flow: _____

Total Investment

Down Payment: _____

Closing Costs (if applicable): _____

Rehab Costs (if applicable): _____

Total Investment (Down Payment + Closing Costs + Rehab Costs): _____

Cash-on-Cash Return (Annual Cash Flow ÷ Total Investment x 100): _____

Cap Rate Calculation

Net Operating Income (NOI)

Annual Income After Vacancy Adjustments: _____

Annual Operating Expenses: _____

Net Operating Income (NOI) (Annual Income - Annual Operating Expenses): _____

Cap Rate

Cap Rate (NOI ÷ Purchase Price x 100): _____

Break-Even Analysis

Monthly Mortgage Payment: _____

Monthly Operating Expenses: _____

Monthly Income to Break Even

Total Monthly Mortgage + Operating Expenses: _____

Required Monthly Rental Income to Break Even: _____

Additional Investment Metrics

Debt Service Coverage Ratio (DSCR)

Net Operating Income (NOI): _____

Annual Debt Service (Mortgage Payments): _____

DSCR (NOI ÷ Annual Debt Service): _____

Appreciation Potential

Expected Annual Appreciation Rate: _____

Projected Property Value After 5 Years: _____

Risk Assessment

Sensitivity Analysis

What happens if rental income decreases by 10%? _____

Contingency Plans

Do you have reserves for unexpected expenses?

- Yes
- No

Emergency Fund Amount: _____

Summary and Final Decision

Overall Property Rating (1-10): _____

Does the property meet your investment criteria?

- Yes
- No

Final Decision:

- Proceed with the purchase
- Continue due diligence
- Walk away

This Investment Analysis Worksheet provides you with a structured way to evaluate potential properties and make data-driven decisions. By comparing the financial performance and risk factors, you can select the most profitable investments for your real estate portfolio.