



Property Information:

Address: Ridgfield Avenue

Square Footage:

Year Built:

Property Type:

NOTE: The formulas are already entered into this spreadsheet. Enter your numbers in the **yellow shaded boxes ONLY**. The rest of the boxes will calculate your totals.

Mortgage Information	
Purchase price	\$99,000
% down payment	20%
Down payment	\$19,800
Loan amount	\$79,200
Interest rate	4.375%
Mortgage length (years)	30
Payment with principal	\$395
Closing Costs	\$385
Annual Property Tax	\$576
Annual Insurance	\$910

****Closing Costs are provided by your lender.**

Investment Analysis	
Up Front Expenses	
Vacancy Rate	\$0
Renovations	\$3,059
Advertising/Listing Fees	\$0
Total	\$3,059
Initial Investment	
Total Cash Invested	\$23,244
Monthly Expenses	
Principal & Interest	\$395
Property Tax	\$48
Property Insurance	\$76
Management Fees	\$0
Utilities	\$0
Outdoor Maintenance	\$0
HOA/Condo Fee	\$0
Total	\$519
Cash Flow	
Monthly Rental Income	\$950
Cash Flow (positive/negative)	\$431
Net Yearly Income	\$5,169
Return on Investment	
ROI	22.24%

****ROI will calculate once you begin to input numbers.**



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Mortgage Information	
Purchase price	\$0
% down payment	0%
Down payment	\$0
Loan amount	\$0
Interest rate	0.00%
Mortgage length (years)	30
Payment with principal	\$0
Closing Costs	\$0
Annual Property Tax	\$0
Annual Insurance	\$0

****Closing Costs are provided by your lender.**

Investment Analysis	
Up Front Expenses	
Vacancy Rate	\$0
Renovations	\$0
Advertising/Listing Fees	\$0
Total	\$0
Initial Investment	
Total Cash Invested	\$0
Monthly Expenses	
Principal & Interest	\$0
Property Tax	\$0
Property Insurance	\$0
Management Fees	\$0
Utilities	\$0
Outdoor Maintenance	\$0
HOA/Condo Fee	\$0
Total	\$0
Cash Flow	
Monthly Rental Income	\$0
Cash Flow (positive/negative)	\$0
Net Yearly Income	\$0
Return on Investment	
ROI	

****ROI will calculate once you begin to input numbers.**



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Mortgage Information	
Purchase price	\$0
% down payment	0%
Down payment	\$0
Loan amount	\$0
Interest rate	0.00%
Mortgage length (years)	30
Payment with principal	\$0
Closing Costs	
Annual Property Tax	\$0
Annual Insurance	\$0

**Closing costs will have to come from your lender.*

Investment Analysis	
Up Front Expenses	
Vacancy Rate	
Renovations	\$0
Advertising/Listing Fees	\$0
Total	\$0
Initial Investment	
Total Cash Invested	\$0
Monthly Expenses	
Principal & Interest	\$0
Property Tax	\$0
Property Insurance	\$0
Management Fees	\$0
Utilities	\$0
Outdoor Maintenance	\$0
Total	\$0
Cash Flow	
Monthly Rent Unit 1	\$0
Monthly Rent Unit 2	\$0
Monthly Rent Unit 3	\$0
Monthly Rent Unit 4	\$0
Unit 5	\$0
Unit 6	\$0
Cash Flow (positive/negative)	\$0
Net yearly Income	\$0
Return on Investment	
ROI	



Property Information:

Address:

Square Footage:

Year Built:

Property Type: Student Rental

NOTE: The formulas are already entered into this spreadsheet. Enter your numbers in the **yellow shaded boxes ONLY**. The rest of the boxes will calculate your totals.

**** This spreadsheet accounts for rent being paid by semester not by month.**

Mortgage Information	
Purchase price	\$0
% down payment	20%
Down payment	\$0
Loan amount	\$0
Interest rate	0.00%
Mortgage length (years)	30
Payment with principal	\$0
Closing Costs	
Annual Property Tax	\$0
Annual Insurance	\$0

***Closing costs will have to come from your lender.**

Investment Analysis	
Up Front Expenses	
Vacancy Rate	\$0
Renovations	\$0
Advertising/Listing Fees	\$0
Total	\$0
Initial Investment	
Total Cash Invested	\$0
Monthly Expenses	
Principal & Interest	\$0
Property Tax	\$0
Property Insurance	\$0
Management Fees	\$0
Utilities	\$0
Outdoor Maintenance	\$0
Total	\$0
Cash Flow	
Student 1 (per semester)	\$0
Student 2 (per semester)	\$0
Student 3 (per semester)	\$0
Student 4 (per semester)	\$0
Student 5 (per semester)	\$0
Student 6 (per semester)	\$0
Student 7 (per semester)	\$0
Gross Yearly Income	\$0
Per Month Rental Income	\$0
Cash Flow (positive/negative)	\$0
Net Yearly Income	\$0
Return on Investment	
ROI	