

## Rental Property Analysis

(Link) - [Use Our Rental Property Analysis Calculator](#).

Category	Details				
Property Details	Enter Address, Type of Property, Year Built, Square Footage, Number of Units.				
Purchase Information	List Purchase Price, Down Payment, Closing Costs, Renovation Costs. Calculate Total Investment. Example: Total Investment = Purchase Price + Down Payment + Closing Costs + Renovation Costs				
Financing Details	Specify Loan Amount, Interest Rate, Loan Term. Calculate Monthly Mortgage Payment. Example: Monthly Mortgage = $(\text{Loan Amount} * \text{Interest Rate}) / (1 - (1 + \text{Interest Rate})^{-(\text{Loan Term})})$				
Rental Income	Input Monthly Rent, Vacancy Loss (%), Other Income. Calculate Gross Rental Income. Example: Gross Rental Income = $(\text{Monthly Rent} * (1 - \text{Vacancy Loss})) + \text{Other Income}$				
Operating Expenses	Detail Property Taxes, Insurance, Utilities, Management Fees, Maintenance, HOA Fees, Marketing, Legal Fees. Sum these expenses for total Operating Expenses.				
Cash Flow Analysis	Calculate Gross Operating Income, Net Operating Income, Cash Flow Before Taxes, Cash Flow After Taxes. Example: Net Operating Income = Gross Rental Income - Operating Expenses. Cash Flow Before Taxes = Net Operating Income - Mortgage Payment.				
Profitability and Return Metrics	Determine Cap Rate, Cash on Cash Return, Internal Rate of Return, Return on Investment. Example: Cap Rate = $(\text{Net Operating Income} / \text{Purchase Price}) * 100$ . Cash on Cash Return = $(\text{Annual Cash Flow} / \text{Total Investment}) * 100$ .				
Market Analysis	Research Comparable Rental Rates, Area Vacancy Rates, Economic Indicators.				
Future Projections	Estimate Appreciation Rate, Rent Increase Rate, Long-Term Expenses.				