

Property Name:
Case Description:
Address:
Address:

Home Executive Report
Main Report User Guide
Graphs & Reports APOD Report

I

Rental Income & Expenses

Rental Income or Rent Roll:
Operating Expenses:

II

Property Costs & Characteristics

Select Residential, Commercial Property or Raw Land

Number of Units / Total Square Feet of Property

Purchase Price of Rental Property: Contract Purchase Price
Initial Improvements
Closing Costs
Other Initial Costs
Other Initial Costs
Personal Property
% of Cost Allocated to Land

Current Fair Market Value (FMV) of Rental Property:

Future Property Improvements	Description	Amount	Select Year to be Incurred		Will the improvement increase the property's FMV?
			Year	Yes/No	
	New Roof	\$ 5,000	4	Yes	
			6	No	
			5	No	
			4	No	
			5	No	
			5	No	
			1	No	
		\$ 5,000			

III

Financing

Loan to Value Percentage

Debt Borrowed or Assumed:

Interest Rate:

Interest Only?

Term or Remaining Term of Loan (Months):

Additional Monthly Principal Payments

Monthly Mortgage Payment: (formula)

Loan Origination Points

Loan Origination Points (Dollars)

Negative Amortization Option

Override Payment Calculated Above?

Initial Investment or Down Payment (Cost less Debt - Automatically Calculated)
Down Payment as a Percent of Fair Market Value
Down Payment as a Percent of Cost

IV

Projected Growth Rates, Discount Rate & Market Factors

Annual Rental Income Growth Rate (%)

Annual Operating Expense Increase (%):

Annual Property Appreciation Rate (%):

Future Selling Expenses (as a % of Selling Price):

Enter Market Capitalization Rate (Cap Rate) **Optional**

Enter Market Annual Gross Rent Multiplier (GRM) **Optional**

Modified Internal Rate of Return: Finance Rate: Reinvestment Rate: **Optional**

Net Present Value (NPV) Rate of Return (%)

V

Income Taxes

Federal Marginal Income Tax Rate:

Federal Long-Term Capital Gains Rate:

State Marginal Income Tax Rate:

Are Your Losses Limited by the Passive Loss Rules?