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Real estate investment analysis spreadsheet

Characteristic	Efficient Market (stock market)	Inefficient Market (real estate)
Products	Homogeneous	Unique
Inventory of Buyers and Sellers	Large number	Few
Prices	Uniform/Stable/Low (most can afford)/ Quality Tends to Uniformity at a Set Price	Variable/Inconsistent/High (limited affordability)
Restrictions	Self Regulating/ Few Government Restrictions	Many Restrictions
Supply and Demand	Balanced (daily) due to competition	Often Unbalanced (for months/years)
Information/Intelligence Organized Conduit Goods	Fully Informed Participants An Exchange Readily Available/Consumed Quickly/ Supplied Easily/Transportable	Limited Accurate Information None Years to Consume/Months or Years to Supply/Immobile

**Residential Investment Property Worksheet**  
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**Note: Read the disclaimers below. Green cells are automatically calculated. Brown cells are variables that need to be inputted.**

Address of Property:	Sample	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
<b>Assessable &amp; Variable:</b>						
Purchase Price	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Down Payment Percentage	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%
1st Mortgage Loan Percentage	70.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2nd Mortgage Loan Percentage	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%
1st Mortgage Interest Rate	4.50%	0.00%	0.00%	0.00%	0.00%	0.00%
2nd Mortgage Interest Rate	6.00%	0.00%	0.00%	0.00%	0.00%	0.00%
1st Mortgage Number of Years Amortized	30	-	-	-	-	-
2nd Mortgage Number of Years Amortized	30	-	-	-	-	-
1st Mortgage Interest Only?	No	No	No	No	No	No
2nd Mortgage Interest Only?	No	No	No	No	No	No
1st Mortgage Loan Origination Fee	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2nd Mortgage Loan Origination Fee	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Number of Units	10	-	-	-	-	-
Total Rentable Square Footage	6,000	-	-	-	-	-
Vacancy Factor Percentage	5%	0%	0%	0%	0%	0%
Estimated Federal & State Mortgage Tax Rates	45.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Property Tax Rate	1.2017%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Percentage of Cash Allocated to Building	70.00%	0.00%	0.00%	0.00%	0.00%	0.00%
1.000%	1.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Electric, Gas & Cooling Costs	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Improvements & Repairs, if Any	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Loan Assumptions:</b>						
1st - Loan Amount	\$ 2,100,000	\$ -	\$ -	\$ -	\$ -	\$ -
2nd - Loan Amount	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Investment:</b>						
Down Payment	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Electric, Gas & Cooling Costs	10,000	-	-	-	-	-
Improvements & Repairs, if Any	10,000	-	-	-	-	-
Loan Origination Fee	21,000	-	-	-	-	-
<b>Total Cash Investment:</b>	<b>\$ 2,041,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Monthly Net Income or Loss Calculation:</b>						
Gross Monthly Income	\$ 23,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Less: Vacancies	1,150	-	-	-	-	-
Less: Bad Debt	-	-	-	-	-	-
Effective Monthly Gross Income	21,850	-	3,000	3,000	3,000	3,000
<b>Expenses:</b>						
1st - Mortgage Payments	10,766	-	-	-	-	-
2nd - Mortgage Payments	1,700	-	-	-	-	-
Property Taxes	3,053	-	-	-	-	-
Accounting Fee	300	-	-	-	-	-
Advertising	300	-	-	-	-	-
Alerts	300	-	-	-	-	-
Contract Services	300	-	-	-	-	-
Conveyor	300	-	-	-	-	-
Landscaping	300	-	-	-	-	-
Legal Fees	300	-	-	-	-	-
Licenses & Fees	300	-	-	-	-	-
L.L.C. Fees	300	-	-	-	-	-
Maintenance	300	-	-	-	-	-
Management Fee	300	-	-	-	-	-
Phone Calls	300	-	-	-	-	-
Repairs	300	-	-	-	-	-



**Maximum Purchase Price Calculator**

<b>AFTER REPAIR VALUE</b> <b>\$130,000</b>	<b>REPAIR COSTS</b>	<b>REPAIR PROFIT</b> <b>\$19,500</b>
<b>FIXED COSTS</b>	<b>LABOR/EQUIPMENT</b>	<b>MAXIMUM PURCHASE PRICE</b> <b>\$51,546</b>
<b>REPAIR COSTS</b>	<b>MAXIMUM</b>	<b>77%</b>
<b>REPAIR COSTS</b>	<b>\$48,587</b>	<b>TOTAL INVESTMENT</b> <b>\$110,500</b>
<b>REPAIR COSTS</b>	<b>\$0</b>	

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Discounted Cash Flow										
Residential Subdivision DCF										
Example (000)										
16.0% Discount Rate*										
48 Total Lots										
6 Lots Absorption/Quarter										
\$ 36,000 Average Price/Lot										
\$ 1,728,000 Total Lot Sales										
\$ 600,000 Development Costs										
\$ 500,000 Land Costs										
\$ 600,000 Loan Amount 35% LTV Ratio 9% Interest 50% Lot Release										
YEAR	1999	1999	1999	2000	2000	2000	2000	2001	2001	Total
Quarter	2	3	4	1	2	3	4	1	2	
Number of Lots Sold		6	6	6	6	6	6	6	6	48
Gross Sales Income		###	###	###	###	###	###	###	###	#####
Less Outflows:										
Land Costs	\$500									
Sales Commissions		\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15	\$ 121
Development Costs	\$100	###	###	###	###	###	\$-	\$-	\$-	\$ 600
Total Expenses	\$600	###	###	###	###	###	\$ 15	\$ 15	\$ 15	\$ 721
Net Operating Inco	####	###	###	###	###	###	###	###	###	

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They look at the individual needs of investors and execute them to satisfaction. Limited partners provide the capital and are passive investors who have relied on the real estate investment offer of their sponsorship. If the Fund has been dealing with the same properties for some time, ask for supporting documents about the previous performance. Then, you will ask investors, or limited partners, to invest in the fund and provide capital. Private equity funds intended for net high net investors and institutional investors. Therefore, as an investor, you should understand that it is a long-term investment. The fund is used to buy properties in multiple locations, diluting risk. Like other mutual funds, they are managed by professionals. Don't expect to make profits quickly. Therefore, ensure that the fund sponsor is reliable, experienced and knowledgeable about real estate funds. The General Partner (the Sponsor) identifies the investments for the partners and does the management. Real Estate Debt Funds Real Estate Debt Fund companies collect money from investors, and the money is loaned to potential developers or buyers of real estate at interest. In addition, the administration should be transparent about previous adventures and returns. More from Askmoney.com Photo courtesy: [Shironosov / iStock] A real estate investment fund is a good option for passive investors with an interest in commercial real estate. Partners receive returns on investments, and the sponsor earns fees, depending on performance. In addition, pooled funds give investors access to investment opportunities that cannot be achieved through individual purchases, so this is a great option for those who are re-investing in assets. .senoiculoved .senoiculoved ribicer y senoica rarpmoc a satsinoisrevni sol a nativnI .1 :atneuc ne renet a evalc sasoc sanugla yah Auqa ,oirailibomni n'Aisrevni ed odnof nu ne ritrevni ed rojem ol eneitbo eug ed esraruges a arap .secAar seneib rarpmoc arap nazilitu es sodalumuca sodnof soL. The income generated by the properties owned by trust. What else, investors in real estate investment funds have the opportunity to explore different types of properties. Real estate investment funds are mainly recorded as limited liability corporations, but some go through limited associations. 2. Investors in debt funds gain from the acquired interests of borrowed money. Photo courtesy: [romanbabakin / iStock] Many young investors are interested à €

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