

1234 Main St, City, State 12345

Purchase Inputs		
	Percents	Dollars/#
ARV		\$440,000
Purchase Price		\$440,000
Seller Concessions	0.682%	\$3,000
Down Payment	25.000%	\$110,000
Closing Costs	1.100%	\$4,840
Rent Ready Costs		\$3,000
Total Invested		\$114,840
Mortgage		
Mortgage Amount		\$330,000.00
Mortgage Interest Rate	5.000%	
Loan Term		360
Private Mortgage Insurance	0.000%	\$0.00
Drop PMI LTV	80.000%	
Income		
Monthly Rent		\$2,900
Other Income		\$0
Annual Expenses		
Vacancy Rate	3.000%	\$1,044
Property Taxes	0.715%	\$3,240
Property Insurance	0.331%	\$1,500
HOA Dues		\$350
Utilities		\$0
Other Expenses 1		\$0
Other Expenses 2		\$0
Maintenance	10.000%	
CapEx		\$0
Management	10.000%	
Depreciation Details		
Land Value	15.000%	\$66,000
Property Type (C or R)	R	27.5
Effective Income Tax Rate	20.000%	

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**Real Estate Financial Planner LLC**  
 James Orr, Realtor with Your Castle Real Estate

Phone: (970) 225-6989  
 Email: jamesorr@gmail.com  
<https://RealEstateFinancialPlanner.com/support>

# The World's Greatest Real Estate Deal Analysis Spreadsheet™

