Module 6: Analyze Your First Rental Property

Analyze the real property, not the best-case version of the property.

NAME _____ DATE _____

1. Monthly income

Expected monthly rent	
Other reliable property income	
Total monthly income	

2. Monthly operating costs

Mortgage principal and interest	
Property taxes	
Insurance	
Vacancy reserve	
Repairs and maintenance	
Capital expenditure reserve	
Management, HOA, lawn, snow, or other	
Total monthly costs	

3. Conservative cash flow

Total income - total costs	
Cash required to purchase and prepare the property	
One major repair that could erase a year of cash flow	

Module 6: Analyze Your First Rental Property

Analyze the real property, not the best-case version of the property.

NAME _____ DATE _____

THE GOAL	Progress, not perfection
Use the best information you have today. You can refine your numbers as your life changes.	One clear next step is enough.

Turn the lesson into your next action

Are the rent assumptions realistic for the area?

Would I feel comfortable visiting and operating in this neighborhood?

Does the expected return fit the risk, work, and cash required?

[ ] I completed the lesson, reviewed this worksheet, and chose my next action.

This worksheet is educational and does not replace personalized financial, investment, tax, or legal advice.