

WORKSHEET

BRRRR Strategy Deal Worksheet

Buy · Rehab · Rent · Refinance · Repeat. Fill in your numbers and see whether the cycle works.

Property Information

Field	Your Value
Property Address	
Property Type	
Year Built / Sq Ft / Beds/Baths	
Date Identified	

Step 1 — BUY

Field	Your Value
Purchase Price (A)	
Closing Costs (B)	
Holding Costs During Rehab (C)	
Hard Money / Bridge Loan Costs (D)	

Step 2 — REHAB

Field	Your Value
Rehab Budget (E)	
Contingency 10–20% (F)	
Total Rehab Cost (E + F)	
Estimated Rehab Timeline (weeks)	

Step 3 — RENT

Field	Your Value
Market Rent (per local comps)	
Vacancy Allowance %	
Property Mgmt %	
Maintenance Reserve %	
CapEx Reserve %	
Insurance (annual)	
Property Tax (annual)	

Step 4 — REFINANCE

Field	Your Value
After Repair Value (ARV) (G)	
Lender's Max LTV (typical 70–75%)	
Cash-Out Refi Loan Amount	
New Loan Rate / Term	
New P&I Monthly Payment	
Refi Closing Costs	

The Verdict

Calculation	Your Value
All-In Cost (A+B+C+D+E+F)	
Refi Loan Amount (Recovery)	
Cash Left In Deal	
% of Capital Recovered	
Post-Refi Monthly Cash Flow	
Cash-on-Cash on Cash Left In	

Deal Quality Score

Test	Pass / Fail
All-in cost \leq 75% of ARV	_____
Cash recovered \geq 90% of investment	_____
Monthly cash flow \geq \$200/door	_____
Property cash flows after PITI + 40% op exp	_____
Submarket has rising rents past 3 years	_____

Pass 4 of 5 — the deal moves forward. Pass fewer — re-negotiate or walk.