

## ONE-PAGE TOOL

# The One-Page Deal Analyzer

Use this single page to compare any rental opportunity against your underwriting standards. Print 10 copies. Take them on showings.

## Property

Address	
Asking / Offer Price	
Beds / Baths / Sq Ft	
Year Built / Condition (1-10)	
Date / Inspector	

## Income

Market Rent (low / mid / high)	
Other Income (parking, laundry, etc.)	
Vacancy %	
Effective Gross Income (annual)	

## Expenses (Annual)

Property Tax / Insurance	
Property Management %	
Maintenance / CapEx %	
HOA / Utilities / Other	
TOTAL OpEx	
NOI (EGI – OpEx)	

## Financing

Down Payment % / \$	
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Rate / Term / Type	
Monthly P&I	
Annual Debt Service	

**Returns — The Verdict**

<b>Cap Rate (NOI ÷ Price)</b>	
Cash Flow (annual)	
Cash-on-Cash %	
DSCR (NOI ÷ Debt Service)	
GO / NO-GO	

*Personal thresholds (set once, never violate): Cap Rate ≥ \_\_\_\_ % | CoC ≥ \_\_\_\_ % | DSCR ≥ \_\_\_\_ | Cash Flow ≥ \$\_\_\_\_/mo*