

## WORKSHEET

# Rental Property Cash Flow Template

A monthly pro-forma you can use to underwrite any rental. Fill in each row in pencil — adjust as your assumptions evolve.

## INCOME

Line Item	Monthly	Annual
Gross Scheduled Rent		
Other Income (laundry, parking, storage)		
Less: Vacancy Loss (___%)		
<b>EFFECTIVE GROSS INCOME</b>		

## OPERATING EXPENSES

Line Item	Monthly	Annual
Property Tax		
Property Insurance		
Property Management (___%)		
Maintenance / Repairs		
CapEx Reserve		
HOA Dues		
Utilities (owner-paid)		
Trash / Pest / Landscaping		
Accounting / Legal		
Other		
<b>TOTAL OPERATING EXPENSES</b>		

## BOTTOM LINE

Calculation	Monthly	Annual
Net Operating Income (EGI – OpEx)		
Less: Debt Service (P&I)		
CASH FLOW		

## KEY RATIOS

**Cap Rate** =  $\text{NOI} \div \text{Purchase Price}$  | **Cash-on-Cash** =  $\text{Annual Cash Flow} \div \text{Total Cash Invested}$  |  
**GRM** =  $\text{Price} \div \text{Annual Gross Rent}$  | **DSCR** =  $\text{NOI} \div \text{Annual Debt Service}$