

# Real Estate Investment Property Evaluator™

Make intelligent decisions

**REI Investment Property Evaluator™** was designed to help real estate investors "crunch the numbers" so that they can make intelligent decisions on whether to invest in a particular property. This software will work for both US and Canadian properties.

Designed primarily for the small real estate investor, or the investor who just wants a simple and straight-forward 10-year cash flow analysis. The program comprises of **9 integrated real estate analysis spreadsheets** that are easy-to-use and let you quickly create reports about the following:

1. Monthly cash flow analysis
2. Annual 10 year cash flow projection
3. Investment analysis with ratios, and projected property appreciation
4. Mortgage qualification and maximum allowable purchase price
5. Mortgage amortization payment tables for both US and Canadian mortgages
6. Mortgage re-financing and the effect on cash flow
7. Closing costs
8. Depreciation tables
9. Future Value of an investment calculator

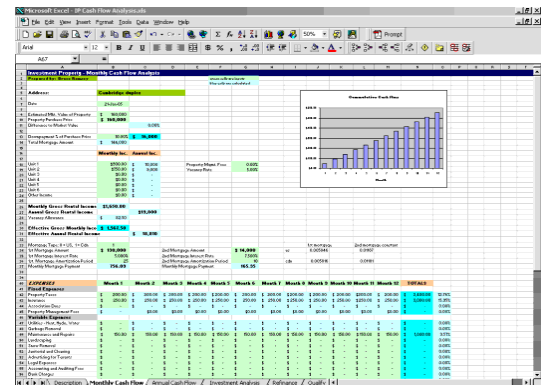
If real estate is part of your wealth-building strategy, the **REI Investment Property Evaluator™** software can help you:

- minimize surprises (or risk) by guiding you through typical expense categories and showing you the cash flows
- base your investment decisions on numbers and take some of the emotions out of the decision-making process
- spend only minutes instead of hours on the analysis
- focus on finding the right properties using scenario analysis

In seconds, it will analyze virtually every financial variable that you should know before you make any real estate decision, purchase, sale, investment, or improvement.

## Features:

- Automatic annual adjustment of expenses based on an inflation rate.
- Enter up to two mortgage loans.
- Cashflow forecast up to 10 years of income and expenses.
- Project rental income for up to 6 rental units.
- Calculate mortgage qualifying requirements & income ratio's.
- Calculate debt service, expenses, maintenance, taxes, insurance & homeowners fees.
- Calculate closing costs, fees, credits & commissions.
- Profit /Loss after selling costs, expenses and debt elimination
- Depreciation, taxes & capital gains.
- Predict capital appreciation & per forma valuation.
- Calculate various real estate ratios such as debt service coverage, debt to equity, operating expense, return on total capital, return on equity, gross income multiplier, net income multiplier, payback period, break even ratio.



## Maximize your investment return with this real estate spreadsheet software.

Whether you are buying, selling, or refinancing, this software is an affordable and easy to use tool that helps you choose the right real estate investment properties. It will help you know when you should buy, sell or hold. **Easy-to-use, functional and affordable.**

System requirements: Microsoft Excel 97 or higher.

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