

Analysis Method

Quick & Dirty Method

Advanced & Detailed Method

Annual Input

Show/Hide Rental Income Summary

Show Rental Summary Hide Rental Summary

Summary	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Potential Rental Income	60,000	61,200	62,424	63,672	64,946	66,245	67,570	68,921	70,300	71,706
Vacancy	(2,760)	(2,815)	(2,872)	(2,929)	(2,988)	(3,047)	(3,108)	(3,170)	(3,234)	(3,298)
Effective Rental Income	57,240	58,385	59,552	60,744	61,958	63,198	64,462	65,751	67,066	68,407

Summary	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20
Potential Rental Income	73,140	74,602	76,095	77,616	79,169	80,752	82,367	84,014	85,695	87,409
Vacancy	(3,364)	(3,432)	(3,500)	(3,570)	(3,642)	(3,715)	(3,789)	(3,865)	(3,942)	(4,021)
Effective Rental Income	69,775	71,171	72,594	74,046	75,527	77,038	78,578	80,150	81,753	83,388

Advanced & Detailed Input Method #2

Square Foot or Dollar Basis

Square Foot Basis Dollar Basis

One-Time Income Items

\$	Year 1
\$	Year 1
\$	Year 1
\$	Year 1

Number of Units: Up to 25

Global Revenue Increase: 2.00% Use Detailed Growth Rate Input

Vacancy Rate: 4.60% Use Vacancy Rate Every Year

[Enter Annual Rates](#) [Other Income](#)

Enter Lease Description	Monthly Rent
Unit 1	\$ 1,250
Unit 2	\$ 1,250
Unit 3	\$ 1,250
Unit 4	\$ 1,250

Annual Lease Rate Increase																	
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	

Potential Rental Income **\$ 60,000**

Analyze up to 500 leases!
(more if needed)

Other Monthly Income	Monthly Amount
CAM	\$
Late Fees	\$
Parking	\$ 100
Laundry	\$
Other	\$

Annual Other Income Rate Increase																	
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	

Other Monthly Income **\$ 100**