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Residential Real Estate -- Key Analysis Elements
Courtesy of Prosper Systems LLC, Denver CO USA

Specs (address, style, appraisable sqft, beds, baths, car spaces/type):

Where currently **advertised** [Off-Market (preferred), MLS, Trulia, Zillow, Loopnet, ...]:

Property **record** URL tells the rest of the specs:

After Rehab Value (ARV):

Known/Estimated **Costs** (Closing, Rehab, and if rental continuing such as HOA and Prop Mgt fees):

Asking **Price**:

If **rental** - income, end of lease date and Rentometer.com analysis to show if rent could be increased:

Possible Return On Investment (**ROI**) - buyer will re-analyze based on his/her estimates, situation

Rehabs - (ARV less Costs and Asking Price) / (Closing + Rehab + 20% down):

Rentals (annual) - 12 x (55% of income, for vacancy, maintenance, taxes, insurance, legal, assessments, etc, less variable direct expenses such as Mortgage, HOA and Property Mgt fees) / (Closing + Rehab + 20% down):

Seller financing (down payment to OWC, subject to, assumption, ...):

Pictures (one picture of the front, back and each room plus an approach shot from each direction; a hyperlink to pictures or a compressed file is best):

Comps (to verify ARV; Privy Real Estate Investment software is a very good package for comps, though only for last 8 months; a hyperlink to listings or analysis is best):

This file is stored at *REresAnalysisElements.ProsperSystems.biz*. Last updated 10/15/2016 by KHJ