The ROI Scorecard™

Use *The 4 Ways to Win™* to evaluate if a property is a worthy investment for you.

Property: _____

Date: _____

Cash Flow - Year 1

$_____ Gross Operating Income
- $_____ Gross Operating Expenses
- $_____ Debt Service
= $_____ Cash Flow

Principal Recapture -Year 1

$_____ Principal Recapture

Active Appreciation - Year 1

$_____ After Repair Value
- $_____ Purchase Price
- $_____ Renovation Costs
= $_____ Active Appreciation

Passive Appreciation - Year 1

$_____ Market Value
x _____ Market Appreciation Rate %
=$_____ Passive Appreciation

Cash Flow
$

+

Principal Recapture
$

+

Active Appreciation
$

+

Passive Appreciation
$

Profit - Year 1
$

÷

Cash Invested
$

x 100=

ROI - Year 1
%

÷

My Minimum ROI
$

ROI Score

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