

# Real Estate Investment Mobile Application

## Documentation

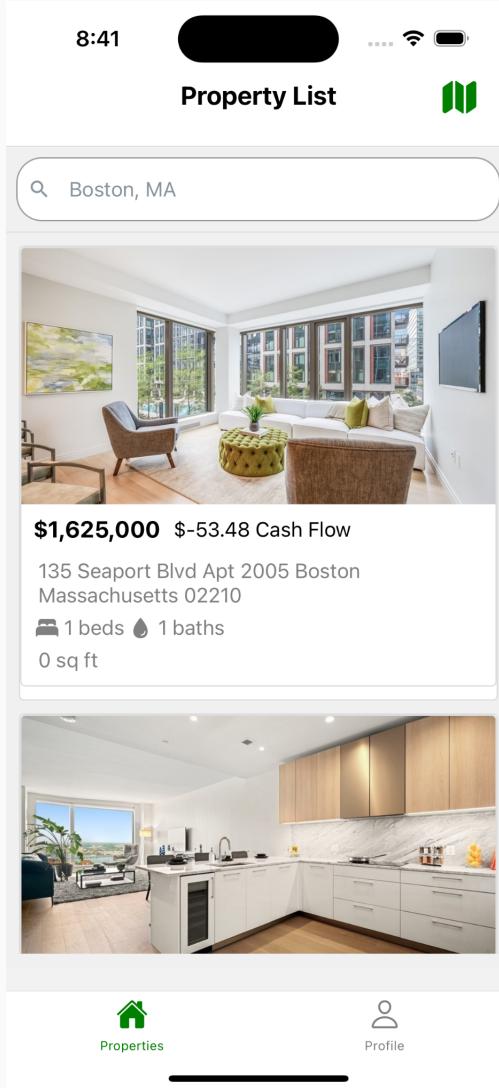
### 1 Introduction

Anyone can start building wealth through real estate, but the main challenge for both new and experienced real estate investors is identifying profit-yielding properties to invest in. We seek to develop a personal real estate app that simplifies investing, making it easy for everyday people to build wealth and achieve their financial goals through real estate. Our Real Estate Investment mobile application is designed to be that solution. It is both a web and mobile application that intelligently provides real estate leads and property analysis for real estate investors.

This comprehensive tool allows you to search for properties in specific cities across the US, providing detailed information about each property to help you evaluate its investment potential. With its comprehensive property listings, detailed financial metrics, and user-friendly interface, it provides all the information you need to make informed investment decisions.

### 2 Home Screen

Upon launching the application, you will be greeted by the home screen, which displays a list of properties. Each property listing includes an image of the property, its price, the number of bedrooms and bathrooms, and a crucial piece of information for investors: the property's cash flow.



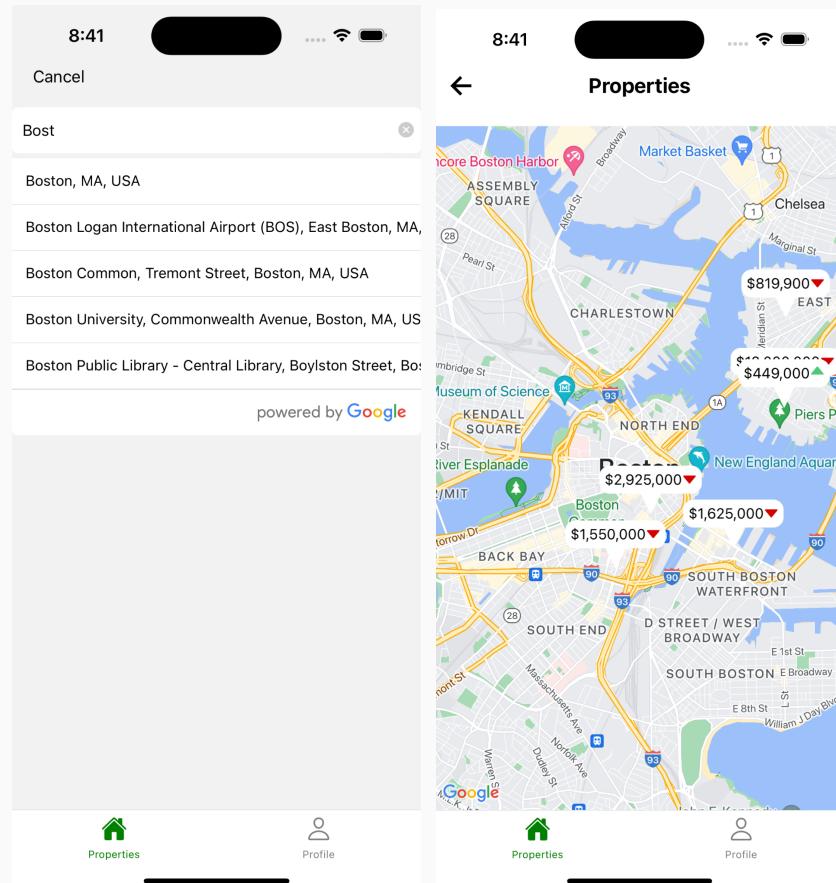
Cash flow is the net income generated by the property after accounting for all expenses. It's a key indicator of a property's profitability. Our application calculates this value for you, providing a quick overview of whether a property could be a good investment.

You can scroll through this list to view different properties. If you prefer a more visual approach, tap on the map icon in the top right corner to view the properties on a map.

### 3 Map Screen

The map screen displays markers representing the properties at their respective locations. Each marker displays the price of the property and an arrow - green for properties generating positive cash flow and red for those generating negative cash flow. This visual representation allows you to quickly identify profitable investment opportunities.

Tap on any marker to view more details about the property



## 4 Property Detail Screen

The property detail screen provides comprehensive information about the selected property. Along with the price and cash flow, you'll find a section titled "Buy Rent Hold". This section includes various financial metrics calculated by our backend using property details and local estimates. These metrics include:

- Annual Profit/Loss
- Appreciation ROI (After 1 Year)
- Cash on Cash ROI
- Cashflow per Unit per Month
- Debt servicing costs
- Effective Gross Income
- Equity ROI (After 1 Year)
- Expense to Income Ratio
- Net Operating Income
- Real Purchase Price
- Total Cash Required
- Total Expenses
- Total Monthly Profit/Loss

These metrics provide a deeper understanding of the property's financial performance, helping you make informed investment decisions.

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### Property Detail



22 W Main St Unit 22, Boston, Massachusetts 02126  
3 beds 2 baths 0 sq ft

<b>\$539,000</b>	<b>\$-66.54/mo</b>
Price	Cash Flow



**About this home**

This is an exceptional opportunity to make Olmsted Green your new home. Olmsted Green stands out as the premier residential neighborhood within the Emerald Necklace, offering contemporary townhouse-style condominiums. Its central location is surrounded by lush green spaces, including Franklin Park and the Boston Nature Center, providing easy access to some of the most vibrant neighborhoods in the area, such as JP, Forest Hills, Roslindale, Lower Mills, and Dorchester. This 3 bedroom units provide an open-concept living experience, complete with a private patio, dedicated parking, energy-efficient fixtures, in-unit laundry, and central air conditioning. The unit finishes are top-notch, featuring custom cabinetry with quartz countertops, stainless steel Whirlpool appliances (including a dishwasher, microwave, refrigerator, and gas range). Convenience is key, as Olmsted Green is ideally situated near Forest Hills Station and two MBTA bus lines.

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 Properties
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### Property Detail

The premier residential neighborhood within the Emerald Necklace, offering contemporary townhouse-style condominiums. Its central location is surrounded by lush green spaces, including Franklin Park and the Boston Nature Center, providing easy access to some of the most vibrant neighborhoods in the area, such as JP, Forest Hills, Roslindale, Lower Mills, and Dorchester. This 3 bedroom units provide an open-concept living experience, complete with a private patio, dedicated parking, energy-efficient fixtures, in-unit laundry, and central air conditioning. The unit finishes are top-notch, featuring custom cabinetry with quartz countertops, stainless steel Whirlpool appliances (including a dishwasher, microwave, refrigerator, and gas range). Convenience is key, as Olmsted Green is ideally situated near Forest Hills Station and two MBTA bus lines.

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**Buy Rent Hold** [Edit](#)

Annual Profit/ Loss	<b>\$-32,739.78</b>
Appreciation ROI (After 1 Year)	<b>50.77%</b>
Cash on Cash ROI	<b>-102.79%</b>
Cash on Cash ROI	<b>-102.79%</b>
Cashflow per Unit per Month	<b>\$-66.54</b>
Debt servicing costs	<b>\$48,730.59</b>
Effective Gross Income	<b>\$37,784.50</b>
Equity ROI (After 1 Year)	<b>1607.69%</b>

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The detail screen also includes a "Home Facts" section, which provides factual details about the property, such as its construction year and square footage, and a "Price Insights" section, which provides information about the property's pricing.

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Property Detail

Cashflow per Unit per Month	\$-66.54
Debt servicing costs	\$48,730.59
Effective Gross Income	\$37,784.50
Equity ROI (After 1 Year)	1607.69%
Expense to Income Ratio	54.79%
Net Operating Income	\$15,990.81
Real Purchase Price	\$543,900.00
Total Cash Required	\$31,850.00
Total Expenses	\$21,793.69
Total Monthly Profit/ Loss	\$-2,728.32

**Price Insights**

List price	\$539,000
Price/Sq. Ft.	\$410

**Home Facts**

On App	--
HOA Fee	\$440
Built	2018
Property Type	condo

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← Buy Rent Hold

**Property Info**

Vacancy Rate	5
Management Rate	5
Advertising Cost per Vacancy	\$ 100
Annual Appreciation Rate	3

**Purchase Info**

Repairs	\$ 5,000
Repairs Contingency	\$ 1,000
Lender Fee	\$ 1,500
Broker Fee	\$ 5,000
Environmental	\$ 0
Inspections or	\$ 700

**Operating Costs**

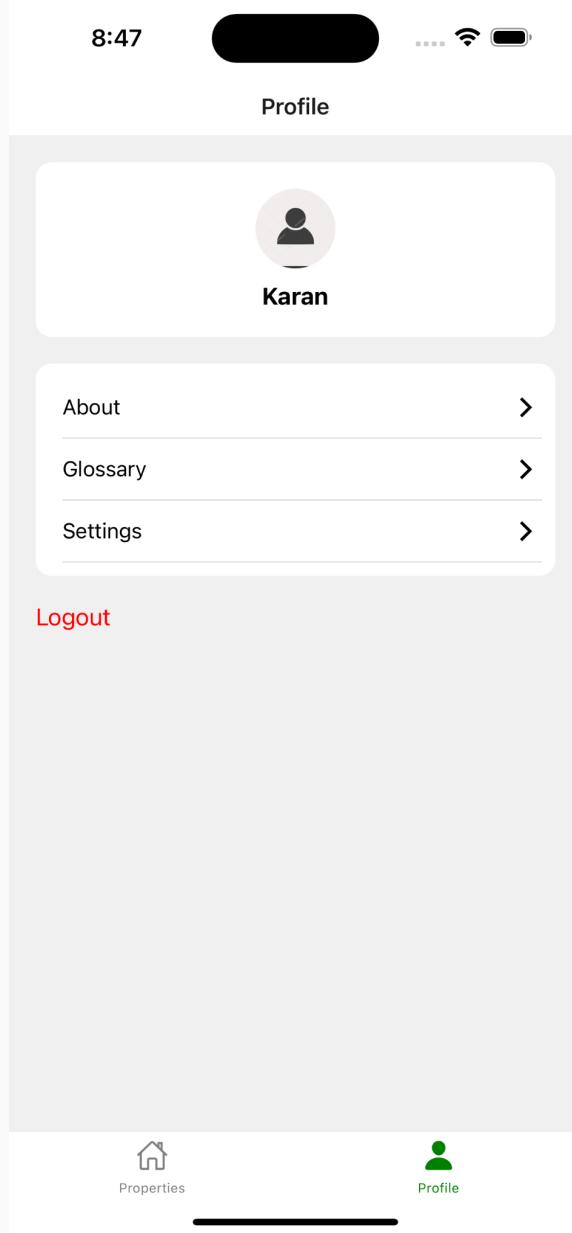
Association Fees	\$ 0
Trash Removal	\$ 0
Accounting	\$ 0
Common Area Maintenance	\$ 0
Capital Improvements	\$ 0
Legal	\$ 0
Bad Debts	\$ 0
Cable	\$ 1,200
Lawn / Snow Maintenance	\$ 0
Water / Sewer	\$ 1,200
Gas	\$ 0
Electricity	\$ 0
Miscellaneous	\$ 0
Other	\$ 0

**Save**

 Properties       Profile

## 5 User Profile

In addition to property browsing and analysis features, our application also includes a user profile section. Accessible via the "User" tab at the bottom of the screen, this section displays your user details and information about the application.



## 6 Conclusion

Our Real Estate Investment mobile application is a powerful tool for anyone interested in real estate investment. With its comprehensive property listings, detailed financial metrics, and user-friendly interface, it provides all the information you need to make informed investment decisions. Start exploring the world of real estate investment today with our application.