

Comprehensive Investment Analysis Report

Rental Property Investment Strategy Comparison

Report Generated: August 31, 2025

Analysis Period: 15 Years

Report Sections:

- Dashboard Overview
- Charts & Analysis
- Scenario Management
- Strategy Comparison
- Sensitivity Analysis
- Break-Even Analysis
- ROI Analysis
- Executive Summary
- Investment Parameters

Ø=Ü° Recommended: Bank Financing Strategy

Property Details Comparison

Property Details			
Ø=Ü° Recommended: Bank Financing Strategy			
Parameter		Value	
Net Worth Difference: \$2.0M			
Initial Property Cost		\$160K	
Leverage Multiplier: 1.17x			
Annual Budget		\$170K	
Budget Mode		Predetermined Annual Budget	
Rental Rate		1% of value	
		Direct cash flow impact	
Key Performance Indicators			
Annual Cash Flow		\$3.2M	
Annual Budget		\$170K	
Break-even analysis helps determine when your investment becomes profitable and starts generating positive		631% of property value	
Property Appreciation		3% annually	
Maintenance Rate		1% of property value	
Year 1		\$21K	
Net Worth Difference		\$0	
Investment Analysis Summary		Advantage to optimal strategy	
Year 4		\$61K	
Unit Acquisition Difference		10 units	
Scenario Comparison for optimal investment strategy and comparing multiple investment scenarios with different		\$97K	
Parameters		\$31K	
Optimal Strategy		\$258K	
Budget: \$2.5M over 15 years		\$015 years	
Difference in total cash flow		\$27K	
Interactive sensitivity analysis charts are available in the web application for detailed parameter exploration.			
Parameter		Value	
• Bank-Financed Result: 23 units, \$4.5M net worth			
Year 15		\$16K	
Interest Rate		\$29K	
• Optimal Strategy: Bank-Financed (\$0 advantage)		7% annually	
Year 15		\$61K	
LTV Ratio		\$38K	
LTV Benefits: 1.17x asset control per equity dollar		\$369K	
		70%	
Loan Term		5 years	
Max Units Financed		2 per year	
Ø=Ü° Recommended: Bank Financing Strategy			
Net Worth Difference: \$2.0M			
Operating Assumptions			
Leverage Multiplier: 1.17x			
Parameter		Value	
Vacancy Rate		5%	
Management Fee		8%	
Maintenance Rate		1% of property value	
CapEx Reserve		5% of property value	

These parameters form the basis for all calculations and projections in this investment analysis report.