



The Four Square Method for Analyzing Rental Properties

1	Income	3	Cash Flow
	Rental Income _____		Total Monthly Income _____
	Laundry Income + _____		-Total Monthly Expenses _____
	Storage Income + _____		
	Misc Income + _____		Total Monthly Cashflow: _____
			x12
	Total Monthly Income: _____		Total Annual Cash Flow: _____
2	Expenses	4	Cash on Cash Return
	Taxes _____		Down Payment + _____
	Insurance + _____		Closing Costs + _____
	Water/Sewer + _____		Rehab Budget + _____
	Garbage + _____		Misc Other + _____
	Electric + _____		
	Gas + _____		Total Investment: _____
	HOA Fees + _____		
	Lawn/Snow + _____		<u>Annual Cash Flow</u> = _____
	Vacancy + _____		Total Investment _____
	Repairs + _____		x100
	CapEx + _____		
	Prop. Management + _____		
	Mortgage + _____		
	Total Monthly Expenses: _____		Cash on Cash Return: _____%