# 🏠 Evaluate Real Estate Deals — No Signups, Just Results

Dear Friends,

I'm excited to share a custom-built tool to instantly evaluate residential real estate deals — now live and optimized for mobile.

Whether you're testing buy-and-hold strategies, rent scenarios, or long-term appreciation models, this tool gives you real-time clarity — without creating an account or entering personal data.

## 🔍 What You Can Do:

• Adjust price, rent, interest, term, and vacancy assumptions

• Instantly see annual ROI, final-year ROI, and cash-on-cash returns

• Download a clean, professional PDF report

• Run it seamlessly on desktop or mobile

## 🚀 What’s Coming Soon:

• Side-by-side comparisons of two deals

• IRR and Equity Multiple metrics (for commercial-style logic)

• ~~Customizable time horizon to model exit strategies~~

## 🧱 Why This Is Different:

This is not a platform — it’s a lightweight, focused evaluator.

No signup. No email capture. No friction.

Just numbers, logic, and flexibility.

## 🔐 Privacy & Security:

All data is processed on your device during your session.

No information is stored or transmitted.

🔗 Access the tool here: https://your-streamlit-url

🔑 Access password: SmartInvest1!

I built this to help investors like you see the math clearly — and fast.  
Would love your feedback, or even a quick test run.

Warm regards,  
Masoud Arouni

⸻

**📝 Update Note:**

This MVP was shared in the Reddit startup community using a private 2-minute Streamable demo link. The video demonstrates the core functionality, including mobile optimization, cash flow modeling, and PDF export.  
  
🎥 Reddit Post Link: <https://www.reddit.com/r/SideProject/comments/1nwh44d/built_a_real_estate_roi_calculator_no_signups/>

Since you’re serious about sharing your MVP and getting real feedback:

→ **Create a free Streamable account** or **upload to YouTube as Unlisted**

🎬 Demo Video: <https://streamable.com/8evs68>  
  
  
**Who uses these?**

* First-time investors looking for sanity checks
* Agents running quick numbers for clients
* Friends texting about a Zillow deal

**No good tool exists here yet — this is your space.**

You’re building for:

* Someone on their **phone** browsing real estate
* Who wants a **quick sanity check**
* Without logging in, subscribing, or downloading Excel

I may do this:

4. (Optional) Rename file with spaces for a cleaner sidebar label.

Let me know if you also want to:

• Hide the sidebar entirely (for a “hub” mode)

• Use emojis in the sidebar

# 📈 Feature Roadmap & Expansion Plan

| Feature | Current Tool | Can Be Added Later |  
|------------------------------------|---------------------|------------------------------------|  
| Side-by-side deal comparison | 🚧 Coming Soon | ✅ Yes |  
| Final year ROI, cash flow, rent modeling | ✅ Yes | - |  
| IRR and Equity Multiple | 🚧 Coming Soon | ✅ Yes |  
| Capital improvements / rehab tracking | ❌ Not yet | ✅ With manual inputs or form |  
| Depreciation modeling | ❌ Not yet | ✅ With new tax module |  
| Interactive graphs | ❌ Not click-based | ✅ With Plotly hover/highlight |

## 🛠 Feature Concepts Explained

### • Add manual inputs for capital improvements or, Manual CapEx Inputs

Allow users to enter one-time or phased investment amounts (e.g., $20,000 roof upgrade in Year 2), and adjust cash flow accordingly. Example fields could include: Description, Cost, Year Applied, ROI Impact.  
  
We model: drop in cash that year, bump in future rent or appreciation

➡️ It’s clearer for users and easier to build.

• Sketch out what a depreciation tracker might look like:  
 Add a new module where users specify asset class (e.g., residential 27.5 years), and the system calculates annual depreciation deductions. Display yearly breakdown and cumulative depreciation with impact on taxable income.

• Upgrade your graph to Plotly interactive with hover values:  
 Yes — this means hovering over a graph line (e.g., ROI or Rent) will display exact numbers for that year. Plotly can also support zooming, exporting, and switching metrics interactively.

# 📊 Sample CapEx Tracker / Visual Mockup

This is a visual placeholder for how Capital Improvements (CapEx) might be entered manually:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Description | Amount | Year Applied | Rent Boost | Appreciation Impact |
| Roof Upgrade | $15,000 | Year 2 | +$75/month | +$7,500 resale value |

# 🛠 Feature Concepts Explained

📌 Depreciation Tracker:  
- Select property type (e.g., Residential = 27.5 years)  
- Apply annual straight-line depreciation  
- Example table:  
 | Year | Depreciation Deduction | Cumulative Deduction |  
 |------|------------------------|----------------------|  
 | 1 | $10,909 | $10,909 |  
 | 2 | $10,909 | $21,818 |  
 | ... | ... | ... |  
 | 27.5 | $10,909 | $300,000 |  
- Can be tied to tax-adjusted cash flow line.

📌 Plotly Graph Upgrade:  
- Enables hovering on ROI or rent line to show exact values  
- User can zoom, pan, or select timeframe interactively  
- Enhances visual clarity and investor engagement

### 📊 Your Feature Roadmap (in Priority Order):

| **Priority** | **Feature** | **Reason** |
| --- | --- | --- |
| 🥇 #1 | **IRR and Equity Multiple** | High business value, minimal UI, already math-focused, adds credibility |
| 🥈 #2 | **Capital Improvements Tracker** | High visual value, needs new input fields and a few logic tweaks |
| 🥉 #3 | **Depreciation Modeling** | Niche but powerful; requires accounting/tax logic, but is low priority |
| 🏅 #4 | **Interactive Graphs** | Low priority unless for UX polish; adds no new insight |

The new modelling for single and dual comparison investment:

your\_app/

│

├── .streamlit/

│ └── config.toml ← optional for theme customization

│

├── pages/

│ ├── 1\_Single\_Property\_Evaluator.py

│ └── 2\_Dual\_Comparison\_Evaluator.py

│

├── main.py ← serves as the welcome/home page or redirect

├── calculations.py

├── pdf\_generator.py

├── .env

├── requirements.txt

└── ...

**🏅 ~~#1 Interactive Graphs~~**

**Goal:** Replace static Matplotlib charts with interactive ones using Plotly or Altair.

**Steps:**

* Replace matplotlib.pyplot with plotly.graph\_objects or plotly.express.
* Make cash flow, rent growth, ROI, and appreciation curves interactive (hover, zoom, legend toggle).
* Add checkboxes to toggle visibility of each curve.

**🥇 #2 IRR and Equity Multiple**

**Goal:** Show long-term return metrics beyond cash-on-cash return.

**Definitions:**

* **IRR:** The discount rate at which NPV = 0.
* **Equity Multiple:** (Total Cash Inflows) / (Initial Investment)

**Steps:**

* Add IRR calculator using numpy.irr or npf.irr.
* Add Equity Multiple formula and display in metrics summary.
* Update PDF export to include both.

**🥈 #3 Capital Improvements Tracker**

**Goal:** Let users input improvements (e.g. $10K kitchen remodel in year 2).

**Steps:**

* Add a multi-row input form (e.g., year, amount, description).
* Factor improvements into total investment and cash flow.
* Optional: Tag improvements that increase rent/appreciation.  
    
  # Example: Capital Improvements Input
* st.markdown("\*\*🏗️ Capital Improvements\*\* (Optional)")
* improvements = st.data\_editor(
* pd.DataFrame({"Year": [], "Amount ($)": [], "Description": []}),
* num\_rows="dynamic",
* use\_container\_width=True,
* key="improvements\_input"
* )

**🥉 #4 Depreciation Modeling**

**Goal:** Estimate tax-adjusted returns.

**Steps:**

* Add a toggle: “Apply Tax Depreciation (27.5 years)” for residential.
* Use: Depreciation = (Property Value - Land Value) / 27.5
* Show effect on taxable income vs actual income.

# Example: Depreciation Toggle

apply\_depreciation = st.checkbox("💸 Apply Residential Tax Depreciation (27.5 years)", value=False)

land\_value = st.number\_input("Land Value ($)", min\_value=0, value=60000) if apply\_depreciation else 0

### 🟡 Next Steps After Testing UI:

We’ll later:

1. Integrate total\_improvement\_cost into PDF summary
2. Show effect of depreciation on ROI or taxable income
3. Add optional inputs like land value if needed