# 🏠 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

# 📈 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 Cool, I grabbed a few representative visuals. They don’t exactly mirror what you want (interactive, hoverable, etc.), but help illustrate how CapEx, depreciation schedules, and tax‐adjusted cash flows are displayed in practice.

Let’s dig into your questions:

## ✅ Are those side‑by‑side comparisons or interactive overlays common?

I said “might” earlier because:

* While many real estate tools have side‑by‑side tables or comparative dashboards, **true interactive overlays** (e.g. slider-enabled comparisons, dynamic graphs with overlays) are less common—especially in lighter tools or mobile apps.
* Many sophisticated tools (desktop Excel models, enterprise software) do comparisons, but the UX is often static (you compare columns, toggle metrics), not fully slider/overlay interactivity.

So it’s realistic, but more ambitious. It’s not typical in basic tools, but definitely done in advanced software. With a good UI and performance tuning, it’s achievable.

## 🛠 How realistic is building a UI with sliding sidebars / comparative panels?

It’s doable, but has complexity:

* You need to manage **state** (what variables differ between the two deals)
* Respond to user adjustments (sliders, inputs) and re-render comparisons in real time
* Make sure performance is smooth (no lag) when recalculating for two deals
* Layout and UX considerations (how to present two deal panels side by side on mobile or desktop)

So yes — it’s challenging but not impossible. You just need to design carefully and possibly limit how many simultaneous comparisons you allow (e.g. two deals max) to control complexity and performance.

## 🖼 Screenshots I pulled & what they show

* Top left (image1): a typical **depreciation schedule** table (year, depreciation amount, cumulative)
* Top right (image10): an **investment property depreciation calculator** interface, likely Excel / web, with columns by year
* Bottom left (image7): infographic explaining depreciation in real estate, how it affects taxable income etc.
* Bottom right (image0): example of CapEx vs depreciation graphs in project comparisons

These confirm that:

* Depreciation schedules are standard in real estate software
* CapEx vs depreciation vs ROI visualizations are used
* But most are static charts or tables, not hover/interactive overlays

## 📌 What you need to change / add to make those features real

### 1.

### Modify your UI (main.py / real\_estate\_new\_func\_git.py)

* Add sidebar or expander sections for comparing two deals (Deal A vs Deal B)
* Add slider/input controls for each metric for both deals
* Ensure changes trigger re-calculation and UI refresh

### 2.

### Calculations layer (calculations.py)

* Accept inputs for two deals
* Compute each deal’s metrics (cashflows, IRR, depreciation, CapEx, etc.)
* Return results side by side or in a combined structure

### 3.

### Graphing / Visualization (PDF / UI / plot module)

* Use Plotly to produce side‑by‑side overlays, dual-axis, or separate panels
* Hover tooltips should display values for both deals
* Layout for comparison (maybe split pane or combined chart with color-coded lines)

If you like, I can take the draft code I sent earlier and **extend it** to include a **side-by-side comparison mode** with two deals, with interactive Plotly graphs. Do you want me to push that version?

interactively.  
  
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