# 🏠 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

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**📝 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