# 📘 Real Estate Deal Evaluator: Enhanced Version Setup Guide

## ✅ Step 1: Rename Confusing Files

You had overlapping or ambiguous filenames such as Single\_Property\_Evaluator.py and Dual\_Property\_Evaluator.py. To avoid future confusion, use the following naming convention:

|  |  |
| --- | --- |
| Old Name | ✅ New Suggested Name |
| Single\_Property\_Evaluator.py | main\_single.py |
| Dual\_Property\_Comparison\_Evaluator.py | main\_dual.py |
| calculations.py | calc\_engine.py |
| pdf\_generator\_single.py | pdf\_single.py |
| pdf\_generator\_dual.py | pdf\_dual.py |

## 📂 Step 2: Create New GitHub Repository

Suggested name: real-estate-deal-evaluator-enhanced  
  
You **cannot name it** real-estate-deal-evaluator.2 (dots not allowed at end), but you **can** use:

* real-estate-deal-evaluator-enhanced
* real-estate-deal-evaluator-v2
* real-estate-deal-analyzer-pro

## 🔧 Step 3: Local Setup

Create a clean folder and copy only the finalized files into it:

mkdir ~/RealEstateEnhanced  
cd ~/RealEstateEnhanced  
cp ~/RealEstate/main\_single.py .  
cp ~/RealEstate/main\_dual.py .  
cp ~/RealEstate/calc\_engine.py .  
cp ~/RealEstate/pdf\_single.py .  
cp ~/RealEstate/pdf\_dual.py .  
cp .env.template .  
cp requirements.txt .  
touch README.md

## 🆕 Step 4: Git Init + Push to GitHub

Run the following from your new clean folder:

git init  
git add .  
git commit -m "🚀 Initial commit of enhanced real estate evaluator with renamed modules"  
git branch -M main  
git remote add origin https://github.com/maarouni/real-estate-deal-evaluator-enhanced.git  
git push -u origin main

## 🧱 Step 5: Roadmap Features Reminder (Post-Push)

🥈 Capital Improvements Tracker

* • 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.

🥉 Depreciation Modeling

* • Toggle: “Apply Tax Depreciation (27.5 years)” for residential.  
  • Formula: Depreciation = (Property Value - Land Value) / 27.5  
  • Show effect on taxable income vs actual income.

### 🧱 6. Roadmap Features Reminder (After Initial Push)

Go to https://github.com/new and create a new repository without initializing README