



The Four Square Method for Analyzing Rental Properties

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