

The ROI Scorecard™

Use *The 4 Ways to Win™* to evaluate if a property is a worthy investment for you.

Property: _____

Date: _____

Cash Flow - Year 1

\$_____ Gross Operating Income
- \$_____ Gross Operating Expenses
- \$_____ Debt Service
= \$_____ Cash Flow

Cash Flow

\$

+

Principal Recapture

\$

+

Active Appreciation

\$

+

Passive Appreciation

\$

Principal Recapture - Year 1

\$_____ Principal Recapture

Active Appreciation - Year 1

\$_____ After Repair Value
- \$_____ Purchase Price
- \$_____ Renovation Costs
= \$_____ Active Appreciation

Passive Appreciation - Year 1

\$_____ Market Value
x _____ Market Appreciation Rate %
= \$_____ Passive Appreciation

Profit - Year 1

\$

÷

Cash Invested

\$

ROI
Score

ROI - Year 1

%

÷

My Minimum ROI

\$