The 1% Tool

How to quickly tell if a property will cash flow.

	÷ 1% =	0
Enter the Average Market Rent for comparable properties		*If the asking price is higher than this, the property is probably not worth pursuing as a turnkey rental.*

Break-Even Calculator

	÷ 0.6% =	0
Enter the Average Market Rent for comparable properties		*If the asking price is higher than this, the rent will not cover the expenses.*

Break-Even Rent Calculator

	× 0.6% =	0
Enter the asking price for the property.		*The property must have this much gross rent per month to break-even.*

Price to Cash Flow Calculator

	× 1% =	0
Enter the asking price for the property.		*The property must have this much gross rent per month to have positive cash flow.*

DISCLAIMER: This tool is intended for initial assessments of property investments and should not be considered a comprehensive evaluation method. While it can help identify properties that may warrant further inspection, it does not guarantee the quality or potential of an investment. Properties that do not meet the tool's criteria may still be viable investment opportunities. At Keyspire, we advocate for detailed due diligence and employ various strategies to optimize ROI and performance.