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 this or lower, the property will have substantial cash flow.*

Break-Even Calculator

	÷ 0.6% =	0
Enter the Average Market Rent for comparable properties		*If the asking price is higher than this, the rent is not likely to 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 substantially cash flow.*

DISCLAIMER: This tool should not be viewed as a definitive method for evaluating a property; rather, it is a quick way to determine if a property warrants closer inspection. If a property doesn't meet the tool's criteria, it doesn't automatically mean it is a sound or poor investment. At Keyspire, we teach comprehensive due diligence methods to thoroughly evaluate properties and explore various strategies to enhance their ROI and performance.