What Every Real Estate Investor Needs to Know About Cash Flow... And 36 Other Key Financial Measures

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Formulas that make the difference between making profits and losing equity

The only way to win the real estate investing game is by mastering the numbers. This revised and updated edition of the popular reference shows how to target the best investments in the present market. It answers all your real estate questions, and provides new discussions of capital accumulation and internal rate of return. This book's basic formulas will help you measure critical aspects of real estate investments, including

>> Discounted Cash Flow
>> Net Present Value
>> Capitalization Rate
>> Cash-on-Cash Return
>> Net Operating Income
>> Internal Rate of Return
>> Profitability Index
>> Return on Equity

Can a book filled with numbers possibly be exciting? If you're truly interested in real estate investing then you must first realize that investing in income properties is all about the numbers. It's about discounted cash flow and rates of return and net operating income and cap rates. If you understand how these and other key concepts work, then you're on your way to success - and that's exciting.

I also believe you'll find the presentation of this material entertaining. I sought to write this in a way that would make it accessible to beginners and professionals alike.

I present more than three dozen key concepts and calculations. The book is peppered with "Rules of Thumb" that you can use as benchmarks when you evaluate potential investment properties. I also provide numerous examples and sample problems that you can use to check your understanding. As you progress you'll learn how to read a property's vital signs and how to put financial concepts to work for successful investing in real estate.

As important as these financial measures are, some can be tedious to perform manually. For those I show you how to use simple spreadsheet models to accomplish those tasks. I also provide you with a link to a special website we created where readers of the book can download many of these models as well as other valuable tools.

I hope that you'll find many good ideas here and that you'll use what you learn to help you make solid investment choices.An arsenal of powerful calculations that can make the difference between winning and losing the real estate investment game

Real estate investing is a numbers game, and the only way to win it is by mastering the numbers. In this indispensable guide, real estate investment pro Frank Gallinelli shows you how.

What is a property really worth? How do I determine a building's value based on current

rents? How much will I make if I hold onto a building for five, ten, fifteen years? Gallinelli arms you with the 36 basic formulas for calculating these and other critical aspects of potential real estate investments, including:

>> Discounted Cash Flow
>> Net Present Value
>> Capitalization Rate
>> Cash-on-Cash Return
>> Debt Coverage Ratio
>> Gross Operating Income
>> Vacancy and Credit Loss
>> Net Operating Income
>> Internal Rate of Return
>> Profitability Index
>> Return on Equity
>> Long-Term Gain
>> Depreciation
>> Mortgage Constants
>> And Many More You don't have to be a rocket scientist to use the formulas in this book. For each formula, Gallinelli clearly explains its significance for real estate investors, walks you through it, and provides examples and sample problems to help you master it. On a companion website (realdata.com) he supplies useful forms and spreadsheet templates that you can use to simplify many of the calculations.
 With this handy reference, you'll quickly master the calculations you need to be a winner in the real estate investment game.
Other Books
The New York Times Index,
⬚ ⬚ ⬚ ⬚ ⬚ .