

How to Evaluate and Track Your Real Estate Investments

SCHEDULE E (Form 1040) Supplemental Income and Loss
From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.
OMB No. 1545-0045
03
Allegiance to the U.S. Government, U.S. Department of the Treasury

Part I Income or Loss From Rental Real Estate and Royalties Note. If you are in the business of renting personal property, see Schedule C or D-42 (see page D-1). Report from rental income or loss from Form 4252 on page 8, line 48.

1 Show the kind and location of each rental real estate property. 2 For each rental real estate property used in the 12 months of your tax year, see 3. For each rental real estate property used during the tax year for personal use, see 4. **Yes** **No**

A _____ B _____ C _____

Amortization Table for First Mortgage
Monthly Payment: \$1,109.47

Year 1				
Month	Interest Paid	Principal Paid	Remaining Balance	
1	\$996.02	\$113.45	\$156,636.55	
2	\$995.29	\$114.17	\$156,522.38	
3	\$994.57	\$114.90	\$156,407.48	
4	\$993.84	\$115.63	\$156,291.85	

First-Year Performance Projection

Sample Property
123 Main St
Anytown, CA 12345
3-bedroom 2-bath Condo

Square Feet: 1,000
Purchase Price: \$100,000
Downpayment: \$5,000
Closing Costs: \$2,000
Fix-up Costs: \$1,000
Total Cash Required to Close: \$8,000
Cost per Square Foot: \$100
Monthly Rent per Square Foot: \$1.20

	Monthly	Annual
Income		
Gross Rent	\$1,200	\$14,400
Vacancy Losses	(\$120)	(\$1,440)
Operating Income	\$1,080	\$12,960
Expenses		
Property Tax	(\$13)	(\$156)
Insurance	(\$42)	(\$504)
Management Fee	(\$54)	(\$648)
Leasing/Advertising Fees	(\$17)	(\$204)
Association Fees	(\$63)	(\$756)
Maintenance	(\$22)	(\$264)
Other	\$0	\$0
Operating Expenses	(\$287)	(\$3,444)
Net Performance		
Net Operating Income	\$813	\$9,756
Mortgage Payment	(\$648)	(\$7,776)
Private Mortgage Insurance	(\$50)	(\$600)
Before-Tax Cash Flow	\$115	\$1,376
Principal Payment	\$77	\$919
First-Year Appreciation	\$500	\$6,000
Gross Equity Income	\$691	\$8,295

Mortgage Info

Loan-to-Value Ratio	95%	0%
Loan Amount	\$95,000	
Monthly Payment	\$648.07	
Loan Type	Fixed	
Term	30 Years	
Interest Rate	7.250%	
Ad-on Rate	0.000%	
Monthly PMI	\$50.00	

Financial Indicators

Capitalization Rate	9.8%
Monthly Gross Rent Multiplier	83
Annual Gross Rent Multiplier	7
Price-to-Rent Ratio	1.18
Cash-on-Cash Return	17%
Total Return on Investment	104%

Assumptions

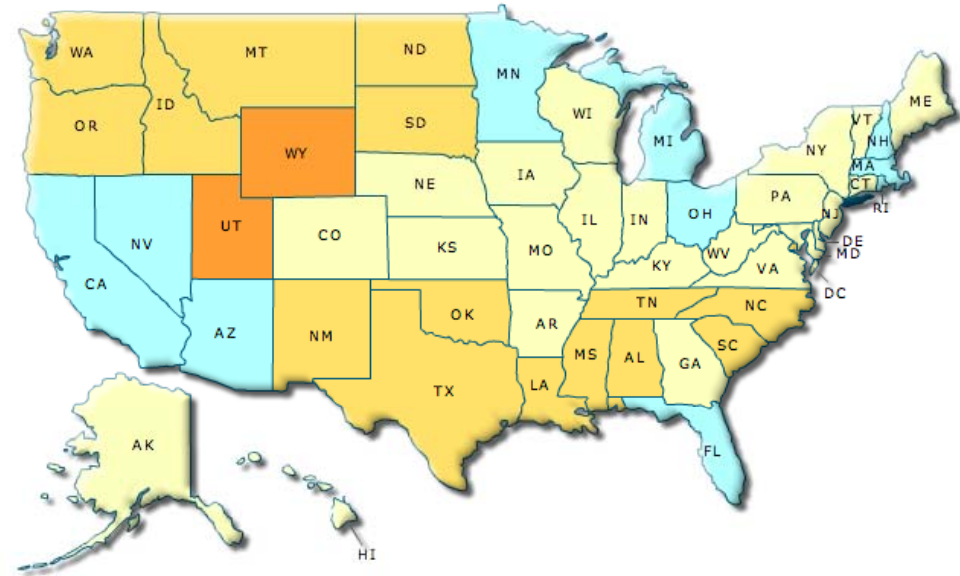
Real Estate Appreciation Rate	6%
Vacancy Rate	10%
Management Fee Percentage	5%
Maintenance Percentage	2%



- Real estate investing is a numbers game
- To be successful, you really need to understand the numbers
- Our goal is to make this as easy as possible

8 Tools in One Package

- Research areas
- Analyze specific properties
- Purchase a property
- Track income & expenses
- Online tax preparation
- Online loan applications
- Document Storage
- Calendars, contacts, and correspondence



SCHEDULE E
Form 1043
Supplemental Income and Loss

03

1. Enter the kind and location of each rental real estate property.

Property	Net Income (or Loss)	Net Rental Real Estate Loss
A		
B		
C		

Income:

- 1. Rental income
- 2. Dividend income
- 3. Interest
- 4. Royalties
- 5. Annuities
- 6. Capital gains
- 7. Dividends
- 8. Other income

Expenses:

- 1. Advertising
- 2. Auto and travel (see page 6-4)
- 3. Cleaning and maintenance
- 4. Commissions
- 5. Insurance
- 6. Legal and other professional fees
- 7. Management fees
- 8. Mortgage interest paid to banks (see page 6-1)
- 9. Other interest
- 10. Repairs
- 11. Supplies
- 12. Taxes
- 13. Utilities
- 14. Other (see page 6-4)

Amortization Table for First Mortgage
Monthly Payment: \$1,109.47

Year 1			
Month	Interest Paid	Principal Paid	Remaining Balance
1	\$996.02	\$113.45	\$156,636.55
2	\$995.29	\$114.17	\$156,522.38
3	\$994.57	\$114.90	\$156,407.48
4	\$993.84	\$115.63	\$156,291.85
5	\$993.10	\$116.36	\$156,175.49
6	\$992.37	\$117.10	\$156,058.39
7	\$991.62	\$117.85	\$155,940.54
8	\$990.87	\$118.59	\$155,821.95
9	\$990.12	\$119.35	\$155,702.60
10	\$989.36	\$120.11	\$155,582.49
11	\$988.60	\$120.87	\$155,461.62
12	\$987.83	\$121.64	\$155,339.99

Total payments this year: \$13,313.60
Total interest this year: \$11,903.99
Total principal this year: \$1,410.61

Year 2			
Month	Interest Paid	Principal Paid	Remaining Balance
13	\$987.06	\$122.41	\$155,217.58
14	\$986.28	\$123.19	\$155,094.39
15	\$985.50	\$123.97	\$154,970.42
16	\$984.71	\$124.76	\$154,845.66
17	\$983.92	\$125.55	\$154,720.11
18	\$983.12	\$126.35	\$154,593.76
19	\$982.31	\$127.15	\$154,466.60
20	\$981.51	\$127.96	\$154,338.64
21	\$980.69	\$128.77	\$154,209.87
22	\$979.88	\$129.59	\$154,080.28
23	\$979.05	\$130.41	\$153,949.86
24	\$978.22	\$131.24	\$153,818.62

Total payments this year: \$13,313.60
Total interest this year: \$11,792.24
Total principal this year: \$1,521.37

First-Year Performance Projection

Sample Property
123 Main St
Anytown, CA 12345
3-bedroom 2-bath Condo



Category	Amount
Points Fee	1,000
Purchase Price	\$100,000
Overpayment	\$0
Closing Costs	\$2,000
Fix-up Costs	\$1,000
Total Cash Required to Close	\$3,000
Cost per Square Foot	\$100
Monthly Rent per Square Foot	\$1.20

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	(\$100)	(\$1,200)
Operating Income	\$1,100	\$13,200

Expenses	Monthly	Annual
Property Tax	(\$80)	(\$960)
Insurance	(\$40)	(\$480)
Management Fee	(\$20)	(\$240)
Leasing/Advertising Fees	(\$10)	(\$120)
Association Fees	(\$50)	(\$600)
Maintenance	(\$20)	(\$240)
Other	\$0	\$0
Operating Expenses	(\$220)	(\$2,640)

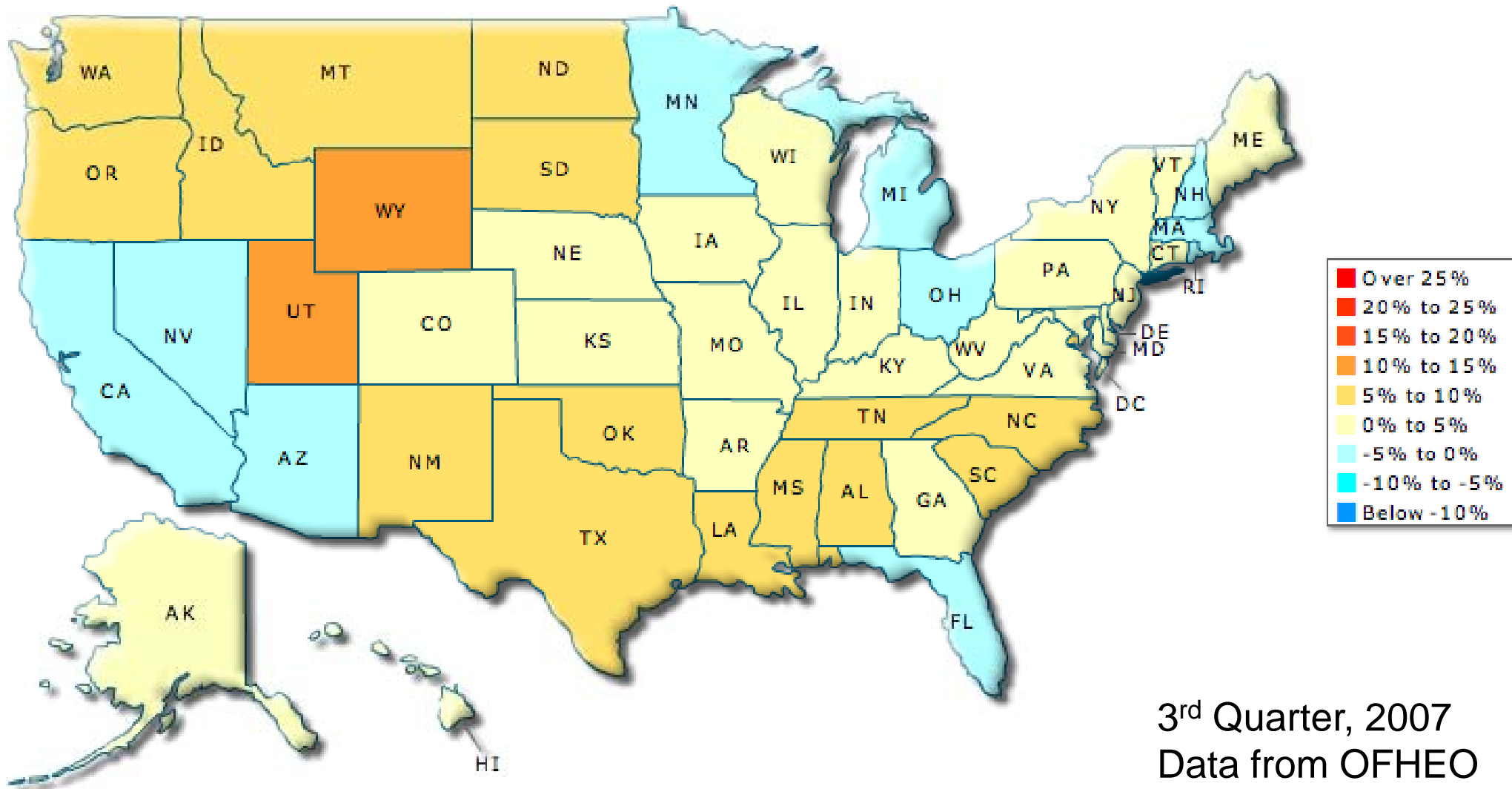
Net Performance	Monthly	Annual
Net Operating Income	\$880	\$10,560
Mortgage Payment	(\$1,109)	(\$13,308)
Private Mortgage Insurance	(\$50)	(\$600)
Before-Tax Cash Flow	\$171	\$2,052
Principal Payment	\$0	\$0
First Year Appreciation	\$500	\$6,000
Gross Equity Income	\$671	\$8,052

Mortgage Info	First	Second
Loan-to-Value Ratio	95%	—
Loan Amount	\$95,000	—
Monthly Payment	\$648.07	—
Loan Type	Fixed	—
Term	30 Years	—
Interest Rate	7.250%	—
Add-on Rate	0.000%	—
Monthly PMI	\$60.00	—

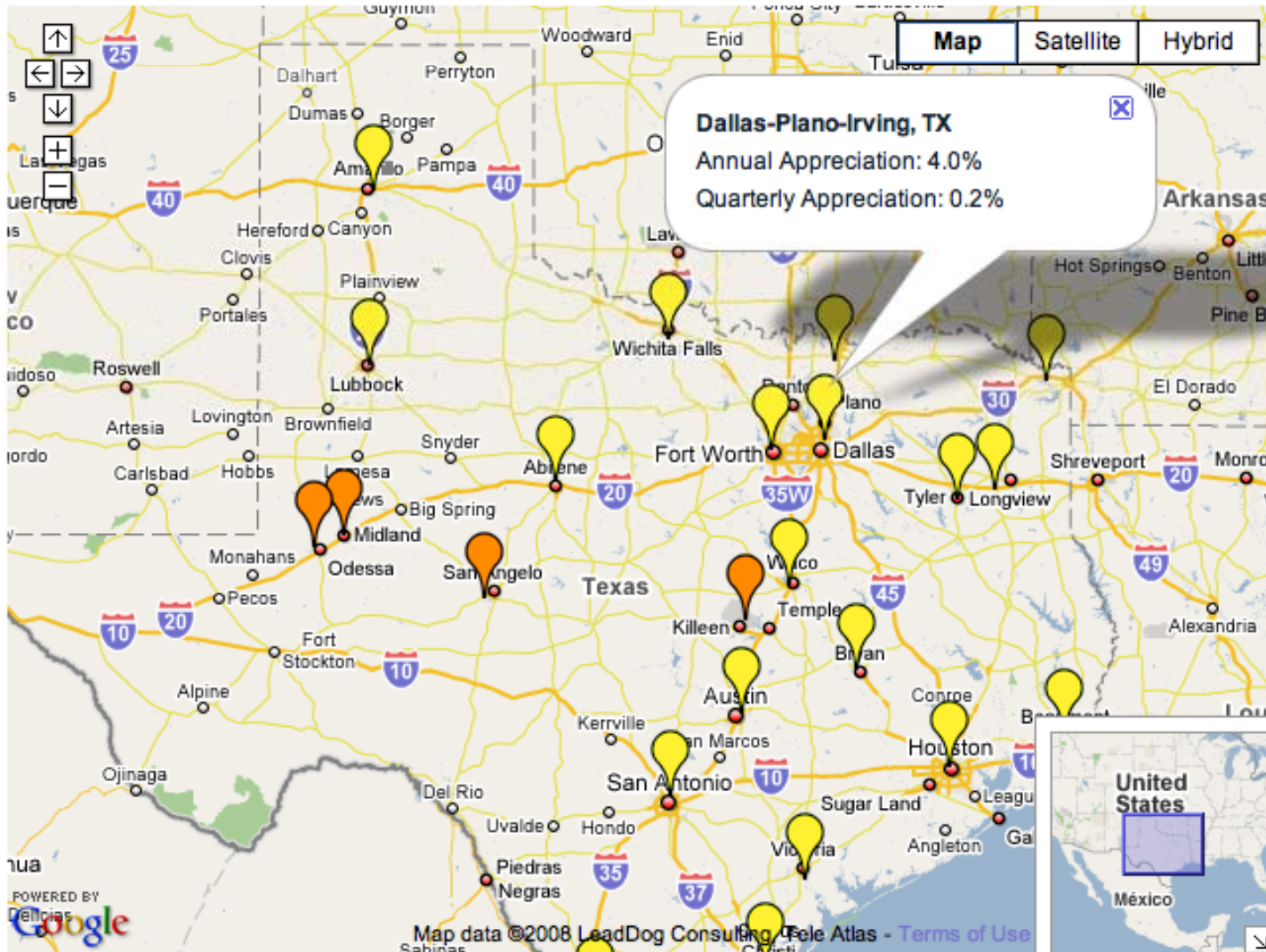
Financial Ratios	Value
Capitalization Rate	9.8%
Monthly Gross Rent Multiplier	8.3
Debt Coverage Ratio	1.16
Cash on Cash Return	17%
Total Return on Investment	104%

Assumptions	Value
Real Estate Appreciation Rate	6%
Vacancy Rate	10%
Management Fee Percentage	2%
Maintenance Percentage	2%

National Appreciation



Regional Appreciation



3rd Quarter, 2007
Data from OFHEO



The Complete Solution For Real Estate Investors™



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10th Anniversary

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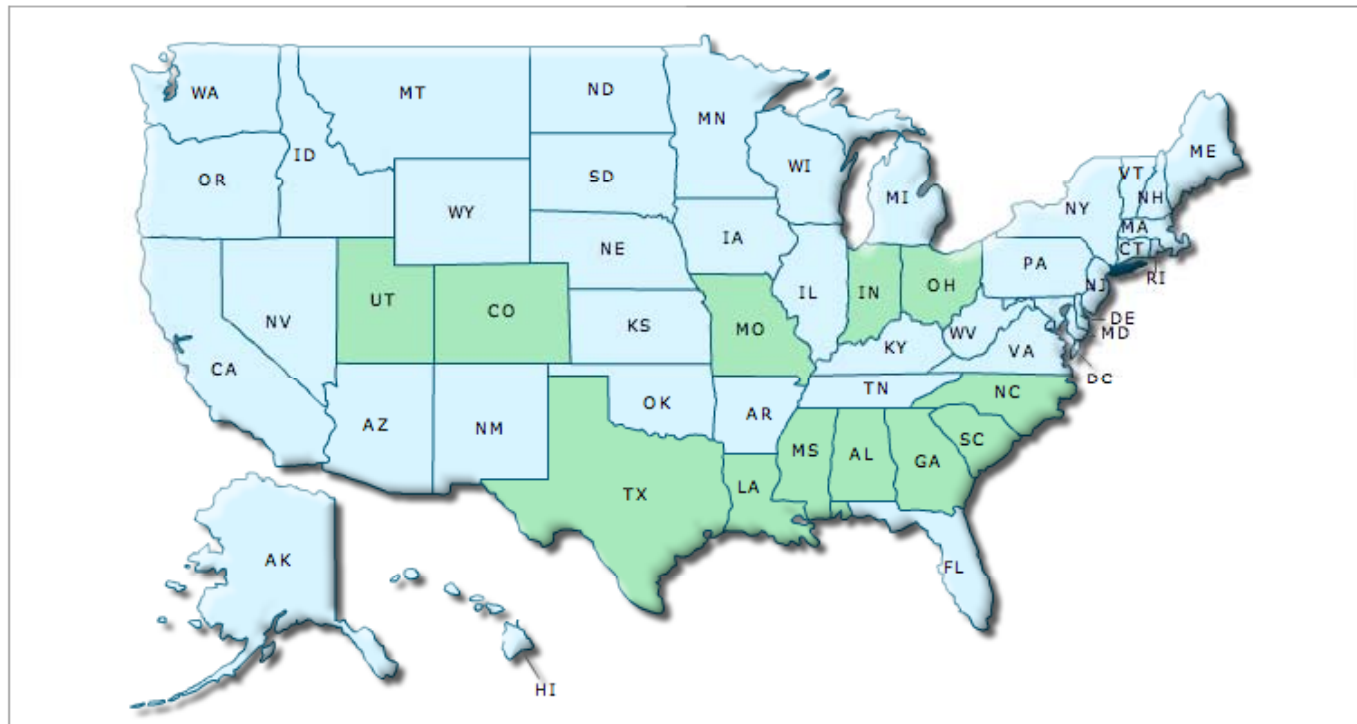
Contact Us!

First Name

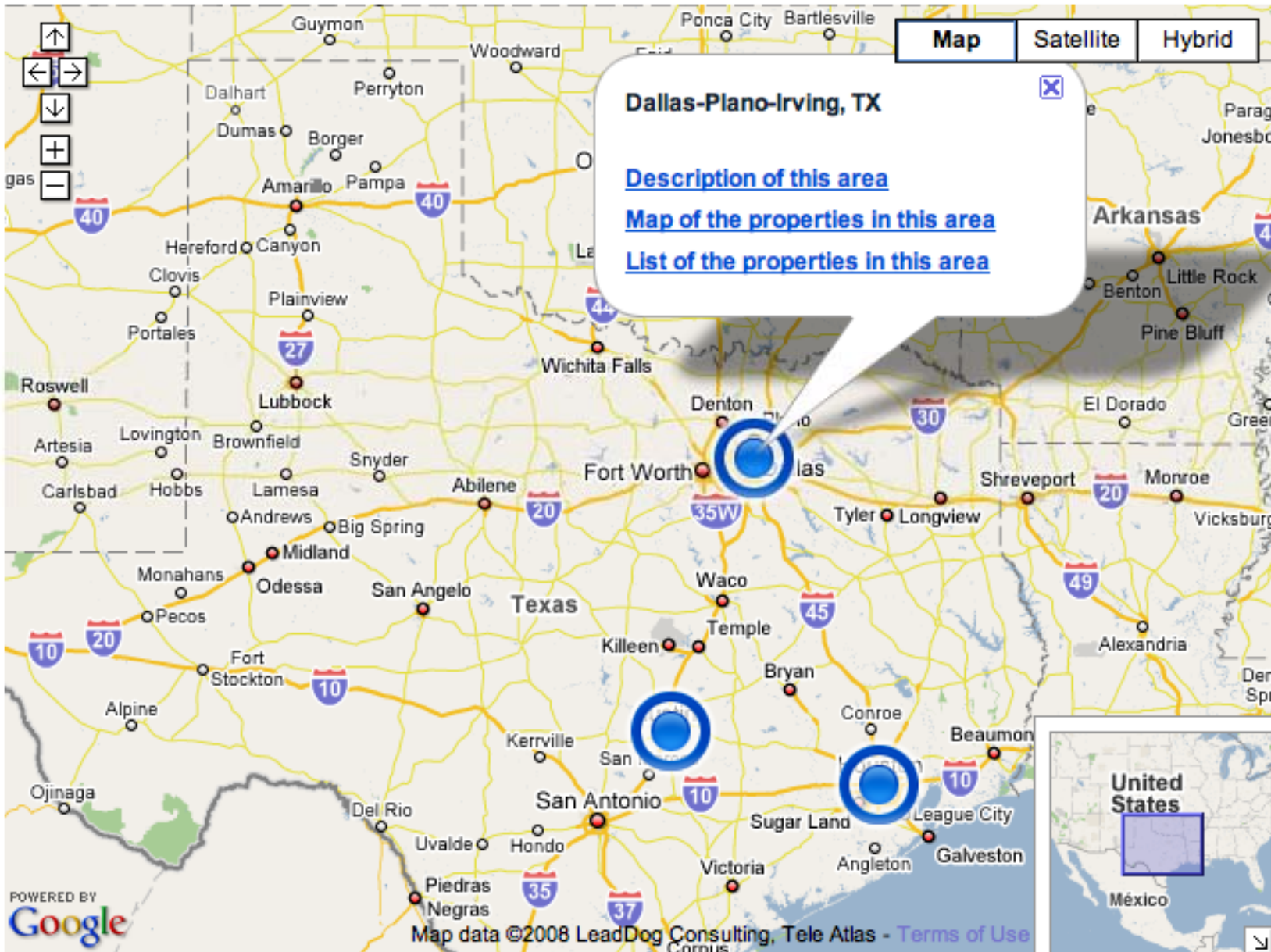
Last Name

Email

Click on a state to search by area (green states contain properties)



Areas



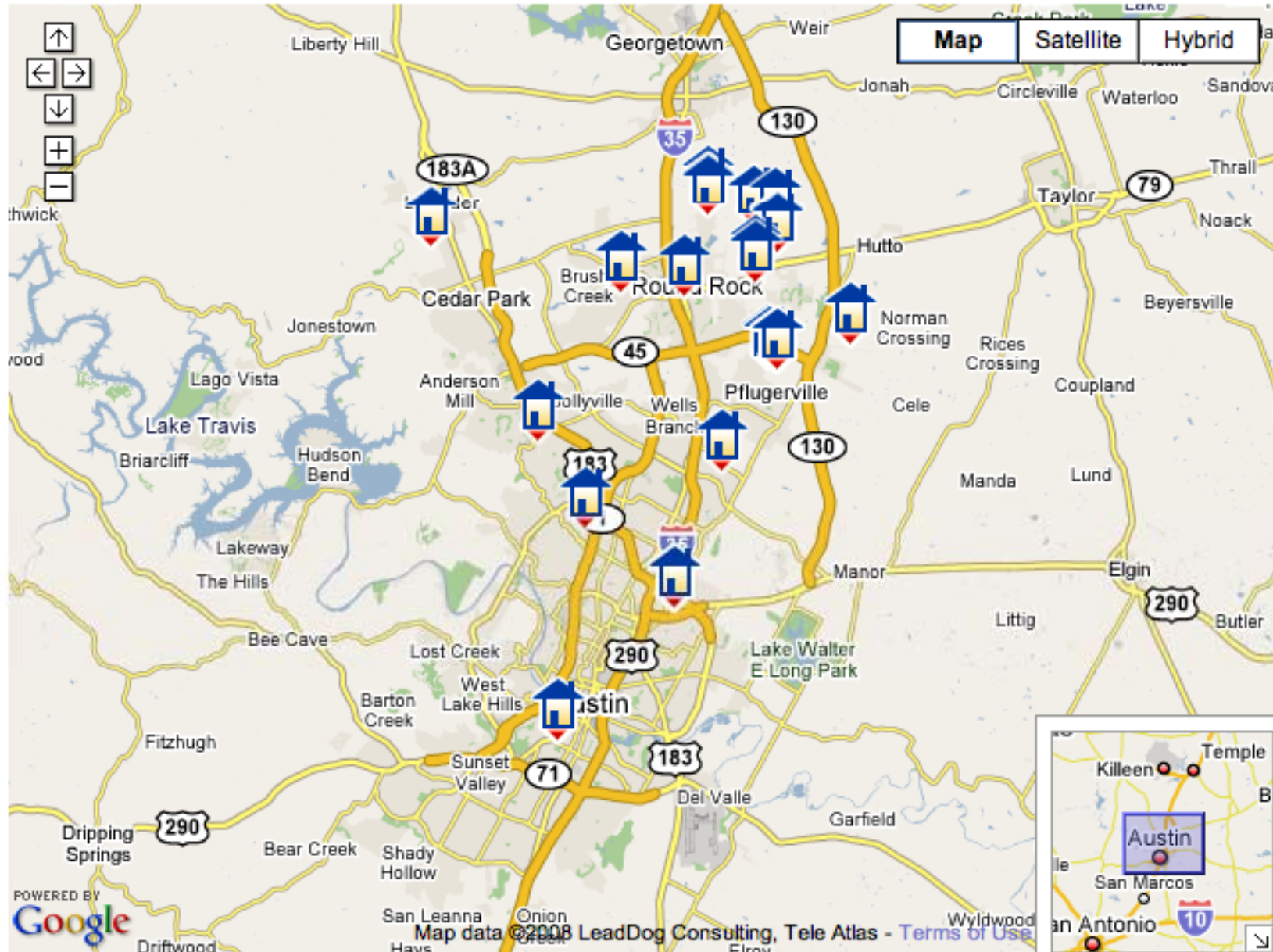
Map **Satellite** **Hybrid**

Dallas-Plano-Irving, TX

- [Description of this area](#)
- [Map of the properties in this area](#)
- [List of the properties in this area](#)

Map data ©2008 LeadDog Consulting, Tele Atlas - [Terms of Use](#)

Map of Properties



Search Criteria

Or search using specific criteria

Enter your search criteria. You can leave any irrelevant information blank.

City

State

Zip

Property Type

Number of Units from to

Purchase Price from to

Cash Flow from to

Capitalization Rate from to









Cash on Cash Return from to

Return on Investment from to

Submit ▶

Search Results

Page 1 of 1 Go to page: 20 properties per page

	Metropolitan Statistical Area	City	State	Zip	Price	Cash Flow	ROI	Status
	Dallas-Plano-Irving, TX	Dallas	TX	75150	\$106,286	(\$93)	61%	Sold
	Dallas-Plano-Irving, TX	Dallas	TX	75227	\$115,465	(\$126)	57%	Sold
	Dallas-Plano-Irving, TX	Dallas	TX	75134	\$121,429	(\$190)	51%	Sold
	Dallas-Plano-Irving, TX	Dallas	TX	75098	\$123,900	(\$281)	41%	Sold
	Dallas-Plano-Irving, TX	Balch Springs	TX	75180	\$129,269	(\$180)	53%	In Escrow
	Dallas-Plano-Irving, TX	Balch Springs	TX	75180	\$129,269	(\$180)	53%	In Escrow
	Dallas-Plano-Irving, TX	Dallas	TX	75407	\$131,690	(\$235)	48%	In Escrow
	Dallas-Plano-Irving, TX	Dallas	TX	75068	\$133,000	(\$169)	55%	In Escrow
	Dallas-Plano-Irving, TX	Dallas	TX	75181	\$140,990	(\$244)	48%	In Escrow
	Dallas-Plano-Irving, TX	Dallas	TX	75098	\$144,565	(\$239)	49%	In Escrow

Page 1 of 1 Go to page: 20 properties per page

Save this search and email me when new properties meet my search criteria

* Enter a Name for the Saved Search:

▶

1 Year Projection

Property Information

Summary	1 Year Projection	10 Year Projection	Map	Comparable Sales
----------------	--------------------------	---------------------------	------------	-------------------------

 Print this Page	 Download PDF	 Export to Excel
 Add to My Portfolio	 Link to this Property	 Request More Info

Sni-A-Bar Crossing-3br2.5ba, 1300 sf, leased thru 2/09

Grain Valley, MO 64029

3br/2.5ba-1300 sf Willow Plan, leased thru 2/09

Square Feet	1,300
Purchase Price	\$149,900
Initial Market Value	\$149,900
Downpayment	\$14,990
Loan Origination Fees	\$1,349
Depreciable Closing Costs	\$3,748
Other Closing Costs	\$0
Initial Cash Invested	\$20,087
Cost per Square Foot	\$115
Monthly Rent per Square Foot	\$0.92

Income	Monthly	Annual
Gross Rent	\$1,200	\$14,400
Vacancy Losses	\$0	\$0
Operating Income	\$1,200	\$14,400



Mortgage Info	First	Second
Loan-to-Value Ratio	90%	0%
Loan Amount	\$134,910	\$0
Monthly Payment	\$730.76	\$0.00
Loan Type	Interest Only	Fixed

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[Mortgage Data](#)
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Property Group: [Edit Property Groups](#)

Current Property:

First-Year Performance Projection

653 SW Tisha Lane, Lot 14
 Grain Valley, MO 64029
 3br/2.5ba-1300 sf Willow Plan, leased thru 2/09

[View Map](#) [View Comps](#) [Export to Excel](#)

Square Feet	1,300
Purchase Price	\$149,900
Initial Market Value	\$149,900
Downpayment	\$14,990
Loan Origination Fees	\$1,349
Depreciable Closing Costs	\$3,748
Other Closing Costs	\$0
Initial Cash Invested	\$20,087
Cost per Square Foot	\$115
Monthly Rent per Square Foot	\$0.92



	Income	Monthly	Annual
Gross Rent		\$1,200	\$14,400
Vacancy Losses		\$0	\$0
Operating Income		\$1,200	\$14,400

	Mortgage Info	First	Second
Loan-to-Value Ratio		90%	0%
Loan Amount		\$134,910	---
Monthly Payment		\$730.76	---
Loan Type		Interest Only Fixed	---

- Enter some basic information about your property

Property Data

Add	Edit	Copy	Share	Delete
------------	-------------	-------------	--------------	---------------

Property Name:

Address:

City:

State:

Zip Code:

Is this a GO Zone property? Yes No [What is the GO Zone?](#)

Property Description:

Number of Units: (Use 1 for a single family home or condo.)

Square Feet:

Purchase Price:

Initial Market Value: (Usually the same as the Purchase Price)

Depreciable Closing Costs: (Sections 1100-1300 on Good Faith Estimate)

Other Closing Costs: (Pre-paid items, taxes, fixup costs, etc.)

Equity Share Percentage: % (Use the **Share** tab above to assign equity in this property to other Property Tracker users)

Mortgage Data

Add

Edit

Delete

Current Mortgage: 01/15/2007 \$88,000.00 (1st) Countrywide

Lender: Countrywide

Loan Number: 284827424

Loan Amount: 80 % OF \$110,000 (Purchase Price)

OR 88,000 Dollars

Loan Type: Interest Only Fixed-Rate

Interest-Only Term: 10 Years

Total Term: 30 Years

Interest Rate: 7 %

Monthly PMI: OR Add-on Rate: %

Loan Origination Fees: 320 (Section 800 on HUD-1 Settlement Statement)

Origination Date: 01 15 2007

- Enter some assumptions about the property

Evaluator Data

This property is in **Nashville-Davidson--Murfreesboro, TN.**

Annual appreciation = **9.3%**

Quarterly appreciation = **1.4%**

(As of the 3rd Quarter of 2006)

Data provided by the Office of Federal Housing Enterprise Oversight.



We provide appreciation data

Real Estate Appreciation Rate:	<input type="text" value="6"/>	%	
Gross Monthly Rent:	<input type="text" value="900"/>		
Vacancy Rate:	<input type="text" value="8"/>	%	
Management Fee Percentage:	<input type="text" value="8"/>	%	OR Flat Fee: <input type="text"/>
Maintenance Percentage:	<input type="text" value="5"/>	%	
Monthly Association Fees:	<input type="text" value="10"/>		
Other Monthly Costs (Fixed):	<input type="text"/>		
Other Monthly Costs (Percentage):	<input type="text"/>	%	
Annual Property Taxes:	<input type="text" value="1,000"/>		OR Percentage: <input type="text" value="0.91"/> % of \$110,000
Annual Insurance:	<input type="text" value="500"/>		
Annual Leasing/Advertising:	<input type="text" value="200"/>		

- View a 1st-Year Performance Projection
- The software does all of the calculations
- Prints to a single 8.5 x 11 page
- Allows you to evaluate various “what-if” scenarios

First-Year Performance Projection

329 Willow Bay Dr
Jackson, MS 39211
3-bedroom 2-bath Home

[Show Me a Map](#)

[Show Me Some Comps](#)

Square Feet	1,293
Purchase Price	\$106,000
Initial Market Value	\$106,000
Downpayment	\$10,600
Loan Origination Fees	\$1,500
Depreciable Closing Costs	\$2,000
Other Closing Costs	\$0
Initial Cash Invested	\$14,100
Cost per Square Foot	\$82
Monthly Rent per Square Foot	\$0.70



Income	Monthly	Annual
Gross Rent	\$900	\$10,800
Vacancy Losses	(\$45)	(\$540)
Operating Income	\$855	\$10,260

Expenses	Monthly	Annual
Property Taxes	(\$142)	(\$1,700)
Insurance	(\$62)	(\$746)
Management Fees	(\$68)	(\$821)
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	(\$26)	(\$308)
Other	\$0	\$0
Operating Expenses	(\$298)	(\$3,575)

Net Performance	Monthly	Annual
Net Operating Income	\$557	\$6,685
- Mortgage Payments	(\$565)	(\$6,784)
= Cash Flow	(\$8)	(\$99)
+ Principal Reduction	\$0	\$0
+ First-Year Appreciation	\$530	\$6,360
= Gross Equity Income	\$522	\$6,261
+ Potential Tax Savings	\$66	\$796
= GEI w/Tax Savings	\$588	\$7,057

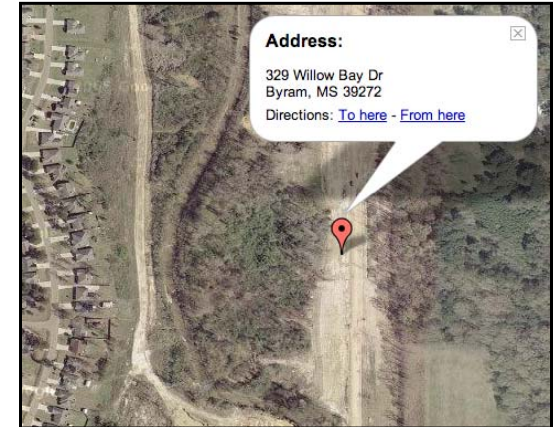
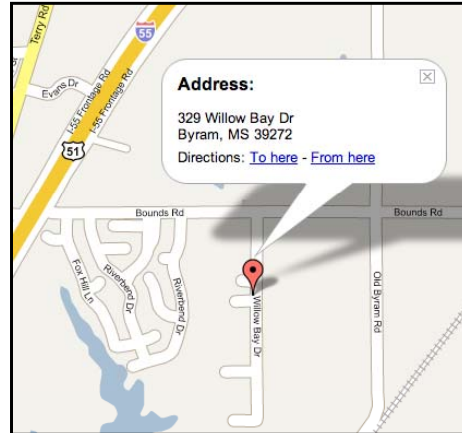
Mortgage Info	First	Second
Loan-to-Value Ratio	80%	10%
Loan Amount	\$84,800	\$10,600
Monthly Payment	\$504	\$62
Loan Type	Interest Only	Interest Only
Term	5 Years	5 Years
Interest Rate	7.125%	7%
Monthly PMI	\$0.00	

Financial Indicators	
Debt Coverage Ratio	0.99
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	118
Capitalization Rate	6.3%
Cash on Cash Return	-1%
Total Return on Investment	44%
Total ROI with Tax Savings	50%

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	3%
Equity Share Percentage	100%

1st-Yr Projection Details

View a map...or a satellite photo



329 Willow Bay Dr
Jackson, MS 39211
3-bedroom 2-bath Home

[Show Me a Map](#)
[Show Me Some Comps](#)

Square Feet	1,293
Purchase Price	\$106,000
Initial Market Value	\$106,000
Downpayment	\$10,600
Loan Origination Fees	\$1,500
Depreciable Closing Costs	\$2,000
Other Closing Costs	\$0
Initial Cash Invested	\$14,100
Cost per Square Foot	\$82
Monthly Rent per Square Foot	\$0.70

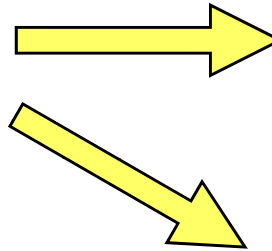


Shows closing costs, cost per square foot, and rent per square foot

Upload your own picture

1st-Yr Projection Details

Income and expense breakdown,
shown monthly and annual

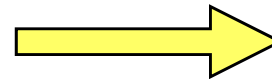


Income	Monthly	Annual
Gross Rent	\$900	\$10,800
Vacancy Losses	(\$45)	(\$540)
Operating Income	\$855	\$10,260

Expenses	Monthly	Annual
Property Tax	(\$142)	(\$1,700)
Insurance	(\$62)	(\$746)
Management Fee	(\$68)	(\$821)
Leasing/Advertising Fees	\$0	\$0
Association Fees	\$0	\$0
Maintenance	(\$26)	(\$308)
Other	\$0	\$0
Operating Expenses	(\$298)	(\$3,575)

Net performance section shows:

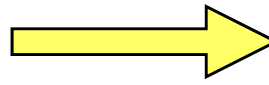
- Net Operating Income
- Cash Flow
- Appreciation
- Gross Equity Income
- Potential Tax Savings



Net Performance	Monthly	Annual
Net Operating Income	\$557	\$6,685
Mortgage Payment	(\$565)	(\$6,784)
Private Mortgage Insurance	\$0	\$0
Before-Tax Cash Flow	(\$8)	(\$99)
Principal Payment	\$0	\$0
First-Year Appreciation	\$530	\$6,360
Gross Equity Income	\$522	\$6,261
Potential Tax Savings	\$66	\$796
Total Income w/Tax Savings	\$588	\$7,057

1st-Yr Projection Details

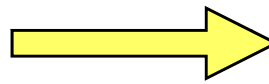
Summary of mortgage info



Mortgage Info	First	Second
Loan-to-Value Ratio	80%	10%
Loan Amount	\$84,800	\$10,600
Monthly Payment	\$503.50	\$61.83
Loan Type	Interest Only	Interest Only
Term	5 Years	5 Years
Interest Rate	7.125%	7%
Monthly PMI	\$0.00	

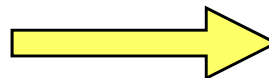
Financial indicators allow you to compare multiple properties with:

- Debt Coverage Ratio
- Gross Rent Multipliers
- Cap Rate
- Cash on Cash Return
- Total Return on Investment



Financial Indicators	
Debt Coverage Ratio	0.99
Annual Gross Rent Multiplier	10
Monthly Gross Rent Multiplier	118
Capitalization Rate	6.3%
Cash on Cash Return	-1%
Total Return on Investment	44%
Total ROI with Tax Savings	50%

These are the assumptions used in the report (input by user)



Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	5%
Management Fee	8%
Maintenance Percentage	3%
Equity Share Percentage	100%



The Masters Weekend

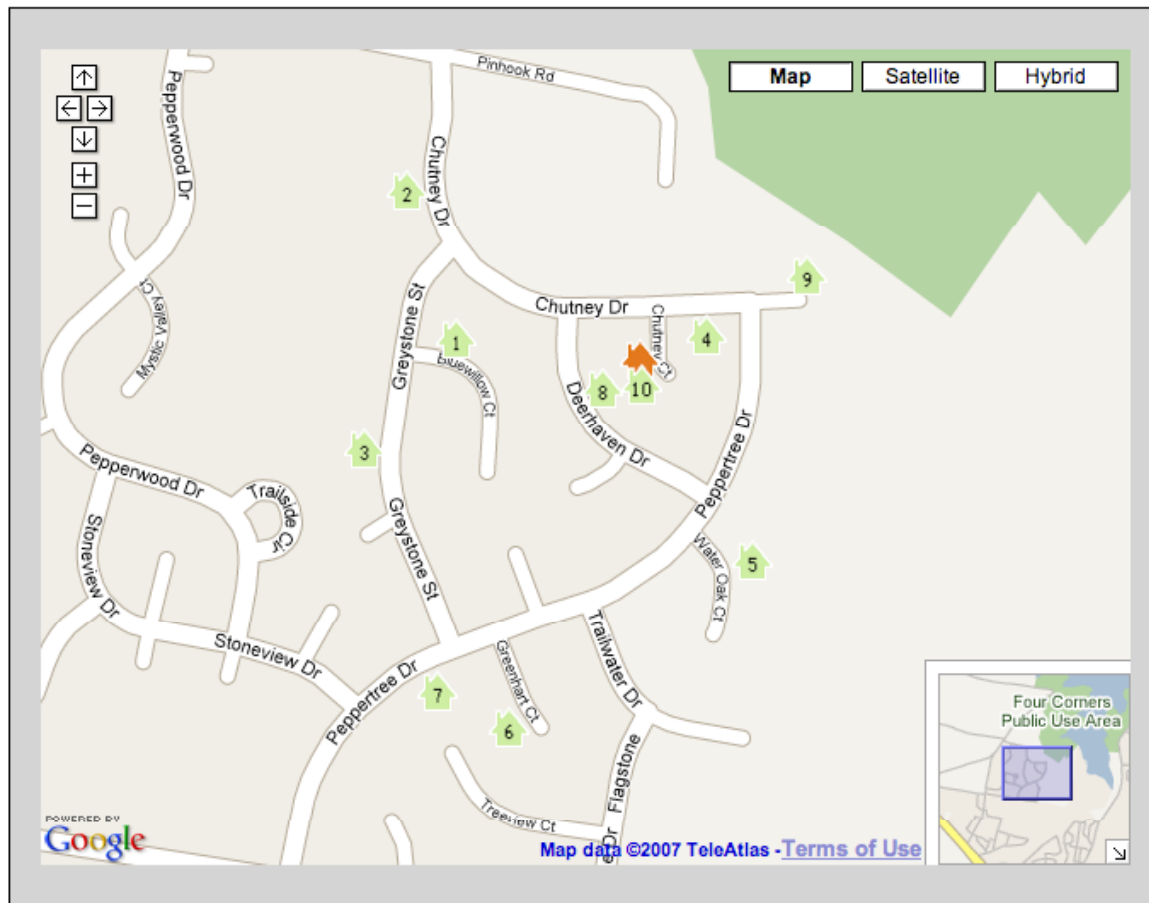
A Gathering of Experts

Comparable Sales and Price History

1404 Chutney Ct
Antioch, TN 37013

ZESTIMATE: \$119,792

Value Range: \$100,625 - \$141,355



Address	Zestimate	Value Range
1404 Chutney Ct	\$119,792	\$100,625 - \$141,355
1105 Bluewillow Ct	\$113,547	\$95,379 - \$133,985
4620 Chutney Dr	\$111,693	\$93,822 - \$131,798
4748 Greystone St	\$111,677	\$93,809 - \$131,779
4676 Chutney Dr	\$101,459	\$85,226 - \$119,722
1509 Water Oak Ct	\$128,995	\$108,356 - \$152,214
1712 Greenhart Ct	\$123,879	\$104,058 - \$146,177
4848 Peppertree Dr	\$112,220	\$94,265 - \$132,420
4913 Deerhaven Dr	\$122,039	\$102,513 - \$144,006
4709 Chutney Dr	\$124,707	\$104,754 - \$147,154
1408 Chutney Ct	\$115,318	\$96,867 - \$136,075

Property Details: Click the address above for sales history, property value trends, and more.

10 Year change in value for 1404 Chutney Ct



10 Year change in value for Zip Code 37013



10-Year Projection

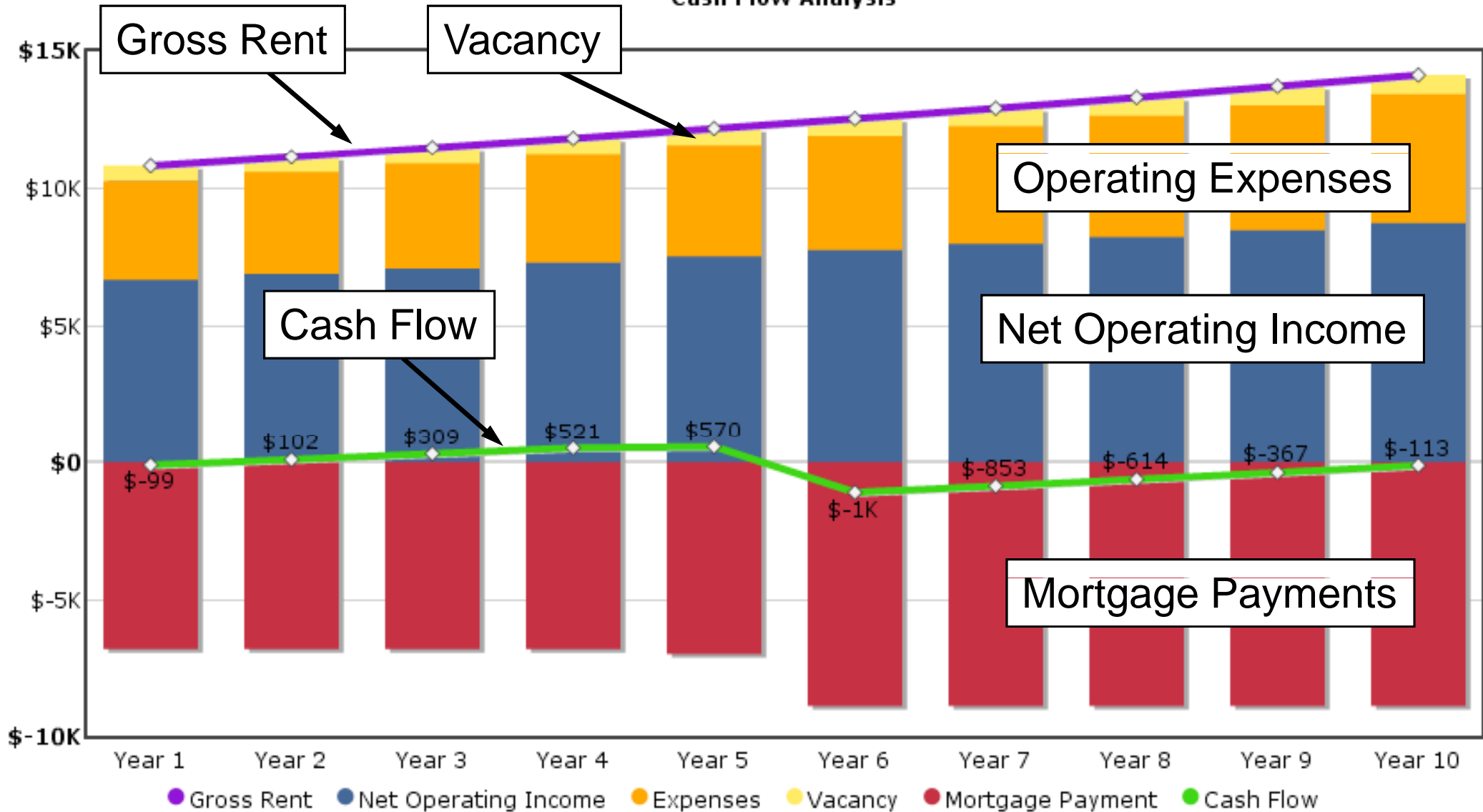
Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income	\$6,685	\$6,886	\$7,093	\$7,305	\$7,524	\$7,750	\$7,983	\$8,222	\$8,469	\$8,723
- Mortgage Payments	(\$6,784)	(\$6,784)	(\$6,784)	(\$6,784)	(\$6,924)	(\$8,460)	(\$8,460)	(\$8,460)	(\$8,460)	(\$8,460)
= Cash Flow	(\$99)	\$102	\$309	\$521	\$601	(\$710)	(\$477)	(\$238)	\$9	\$263
+ Principal Reduction	\$0	\$0	\$0	\$0	\$109	\$1,359	\$1,465	\$1,578	\$1,701	\$1,833
+ Appreciation	\$6,360	\$6,742	\$7,146	\$7,575	\$8,029	\$8,511	\$9,022	\$9,563	\$10,137	\$10,745
= Gross Equity Income	\$6,261	\$6,844	\$7,455	\$8,096	\$8,739	\$9,161	\$10,009	\$10,904	\$11,847	\$12,841
Capitalization Rate	5.9%	5.8%	5.6%	5.5%	5.3%	5.2%	5.0%	4.9%	4.7%	4.6%
Cash on Cash Return	-0.7%	0.7%	2.2%	3.7%	4.3%	-5.0%	-3.4%	-1.7%	0.1%	1.9%
Return on Equity	36.9%	28.9%	24.2%	21.1%	18.8%	16.6%	15.3%	14.3%	13.4%	12.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$112,360	\$119,102	\$126,248	\$133,823	\$141,852	\$150,363	\$159,385	\$168,948	\$179,085	\$189,830
- Loan Balance	(\$95,400)	(\$95,400)	(\$95,400)	(\$95,400)	(\$95,400)	(\$95,291)	(\$93,932)	(\$92,468)	(\$90,889)	(\$89,188)
= Equity	\$16,960	\$23,702	\$30,848	\$38,423	\$46,452	\$55,072	\$65,453	\$76,480	\$88,196	\$100,642
Loan-to-Value Ratio	84.9%	80.1%	75.6%	71.3%	67.3%	63.4%	58.9%	54.7%	50.8%	47.0%
Potential Cash-Out Refi	\$5,724	\$11,791	\$18,223	\$25,040	\$32,267	\$40,035	\$49,514	\$59,586	\$70,287	\$81,659

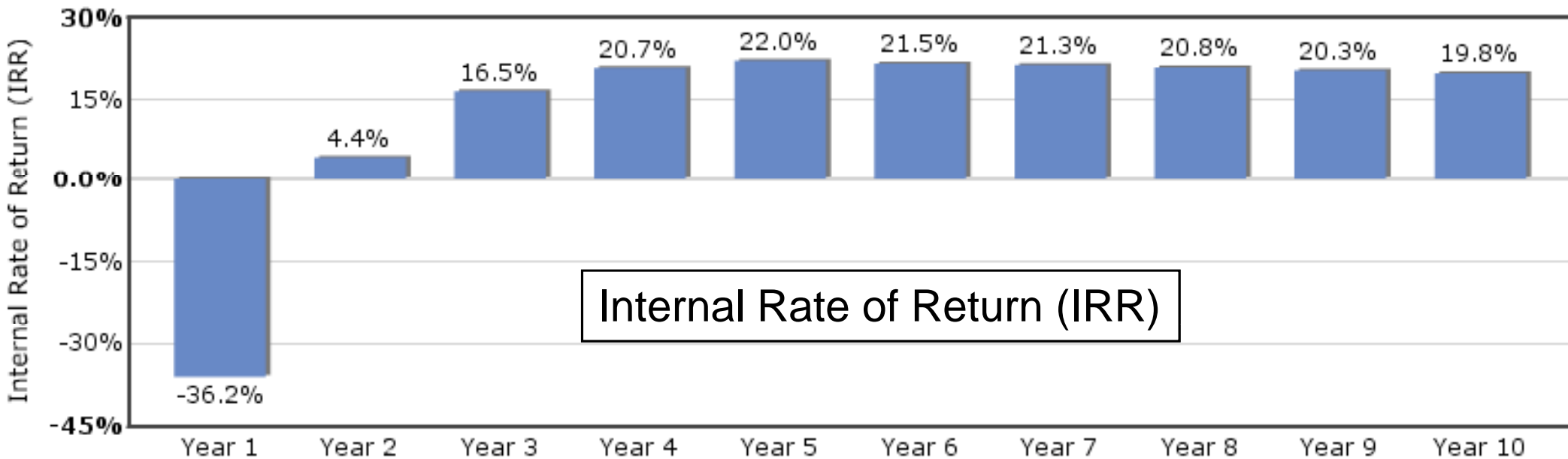
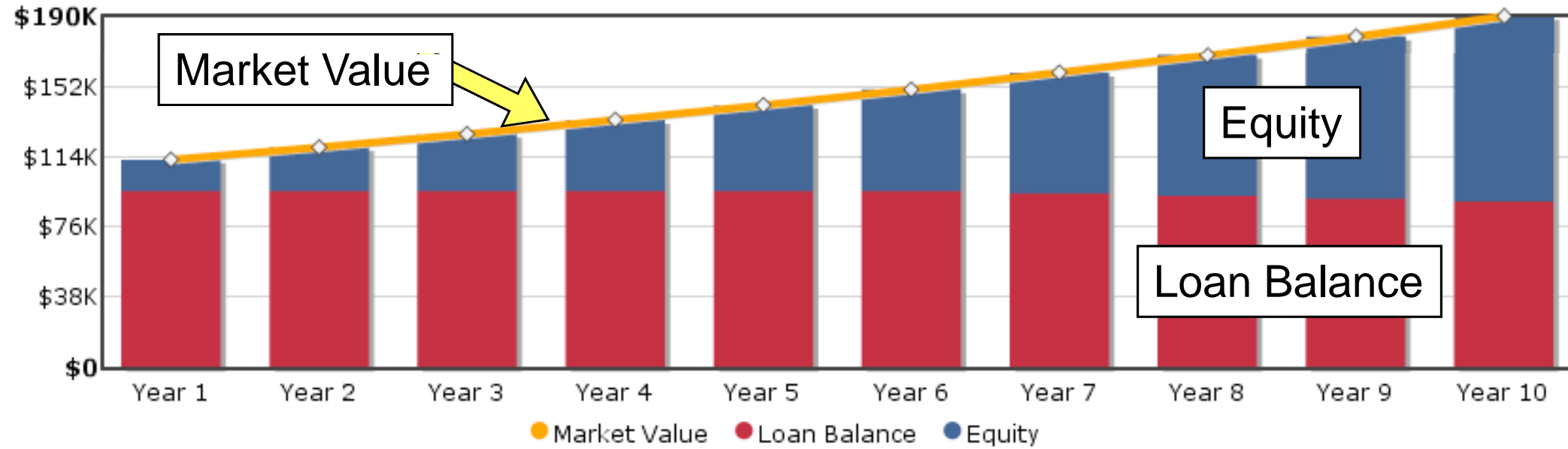
Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$16,960	\$23,702	\$30,848	\$38,423	\$46,452	\$55,072	\$65,453	\$76,480	\$88,196	\$100,642
- Closing Costs	(\$7,865)	(\$8,337)	(\$8,837)	(\$9,368)	(\$9,930)	(\$10,525)	(\$11,157)	(\$11,826)	(\$12,536)	(\$13,288)
= Proceeds after Sale	\$9,095	\$15,364	\$22,010	\$29,055	\$36,522	\$44,546	\$54,296	\$64,654	\$75,660	\$87,353
+ Cumulative Cash Flow	(\$99)	\$3	\$312	\$833	\$1,434	\$725	\$247	\$10	\$19	\$282
- Initial Cash Invested	(\$14,100)	(\$14,100)	(\$14,100)	(\$14,100)	(\$14,100)	(\$14,100)	(\$14,100)	(\$14,100)	(\$14,100)	(\$14,100)
= Net Profit	(\$5,104)	\$1,268	\$8,222	\$15,788	\$23,857	\$31,171	\$40,443	\$50,564	\$61,578	\$73,535
Internal Rate of Return	-36.2%	4.4%	16.5%	20.7%	22.0%	21.7%	21.6%	21.2%	20.7%	20.2%
Return on Investment	-36.2%	9.0%	58.3%	112.0%	169.2%	221.1%	286.8%	358.6%	436.7%	521.5%

10-Year Projection

Cash Flow Analysis

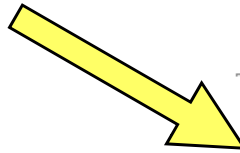


10-Year Projection



Brief Summary Report

You can also compare a brief summary of multiple properties



You can save thousands of dollars by picking the winners from the losers!



Tampa Townhome
111 Sunshine St
Tampa, FL 12345-3847
3-bedroom 2-bath Townhome

Purchase Price	\$100,000
Gross Monthly Rent	\$950
Cost per Square Foot	\$84
Monthly Rent per Square Foot	\$0.79
Monthly Cash Flow	(\$22)
Cash on Cash Return	-3%
Total Return on Investment	82%



Park City Condo
123 Mountain View Dr
Park City, UT 12345
3-bedroom 2-bath Condo

Purchase Price	\$150,000
Gross Monthly Rent	\$1,000
Cost per Square Foot	\$125
Monthly Rent per Square Foot	\$0.83
Monthly Cash Flow	(\$438)
Cash on Cash Return	-55%
Total Return on Investment	53%

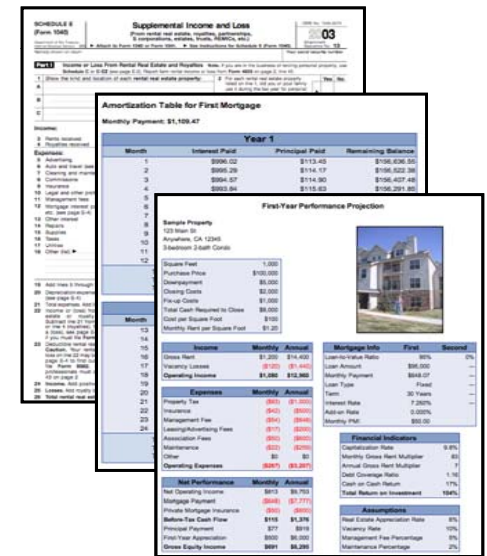


Willow Bay House
329 Willow Bay Dr
Jackson, MS 39211
3-bedroom 2-bath Home

Purchase Price	\$106,000
Gross Monthly Rent	\$900
Cost per Square Foot	\$82
Monthly Rent per Square Foot	\$0.70
Monthly Cash Flow	(\$8)
Cash on Cash Return	-1%
Total Return on Investment	44%

- **Property Tracker** helps you track the performance of your existing properties
- Enter your monthly income and expenses
- View annual reports by month or by property
- See upcoming vacancies on a lease calendar
- Record all of your correspondence with your contacts
- Instantly create a Schedule E for your taxes
- Find out when you can remove your PMI
- Find the best time to refinance or sell

Property Tracker helps you get organized and maximize profit for your existing properties!



The image shows three overlapping screenshots of the Property Tracker software interface. The top screenshot is a 'Schedule E (Form 1041)' for 'Supplemental Income and Loss' for the year 2003, showing a total net income of \$1,109.47. The middle screenshot is an 'Amortization Table for First Mortgage' for 'Year 1', showing a monthly payment of \$1,109.47 and a remaining balance of \$156,836.50. The bottom screenshot is a 'Five Year Performance Projection' for a 'Sample Property' in Anaheim, CA, showing a purchase price of \$100,000, a monthly net income of \$7,200, and a total return on investment of 148% over five years.

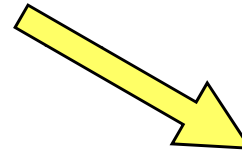
Income and Expenses

Monthly Income and Expense Data

Month to Edit:

Click this button to automatically fill in the form:

You can record your income and expenses for every month that you own the property



Income

Rent:	<input type="text" value="900"/>
Monthly Pet Fee:	<input type="text"/>
Damage Credits:	<input type="text"/>
Reimbursements:	<input type="text"/>
Other Income:	<input type="text"/>

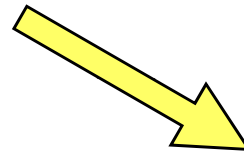
Expenses (Enter as positive numbers)

Advertising:	<input type="text" value="22.87"/>
Auto and Travel:	<input type="text"/>
Cleaning and Maintenance:	<input type="text" value="43.70"/>
Commissions:	<input type="text"/>
Insurance (Property + PMI):	<input type="text"/>
Legal & Professional Fees:	<input type="text"/>
Management Fees:	<input type="text" value="72"/>
1st Mortgage Interest:	<input type="text" value="503.50"/>
2nd Mortgage Interest:	<input type="text" value="61.83"/>

Property Tracker uses this data to create several reports for you...

Schedule E

Property Tracker automatically creates a Schedule E for your taxes



- We use the same categories as the IRS
- You can also create custom categories

You can either print this page and give it to your tax preparer or input the numbers into TurboTax

Income	
Total Income (3)	\$1,800

Expenses	
Advertising (5)	\$0
Auto and Travel (6)	\$0
Cleaning and Maintenance (7)	\$0
Commissions (8)	\$0
Insurance (Property + PMI) (9)	\$0
Legal & Professional Fees (10)	\$0
Management Fees (11)	\$344
Mortgage Interest (12)	\$1,131
Other Interest (13)	\$0
Repairs (14)	\$150
Supplies (15)	\$0
Taxes (16)	\$0
Utilities (17)	\$0
Other Expenses (18)	
Amortization of Loan Fees	\$27

Total Actual Expenses (19)	\$1,625
Depreciation (20)	\$1,730
Total Expenses (21)	\$3,355
Net Income (or Loss) (22)	(\$1,555)

Property Tracker also prepares a Schedule of Depreciation to help you track depreciable items and improvements

Schedule of Depreciation

Depreciable Asset	Date Acquired	Cost / Basis	Life (Years)	Prior Depreciation	Current Depreciation
Land	06/15/04	\$21,200	N/A		
Dwelling	06/15/04	\$84,800	27.5	\$1,670	\$3,084
Closing Costs	06/15/04	\$2,000	27.5	\$39	\$73
Washing Machine	09/01/04	\$350	5.0	\$20	\$70
Totals		\$108,350		\$1,730	\$3,226

The Total Current Depreciation is recorded on Line 20 of Schedule E.

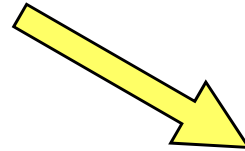
Amortization of Loan Fees

Mortgage	Origination Date	Loan Fees	Term (Years)	Prior Amortization	Current Amortization
1st Mortgage	06/15/04	\$1,500	30	\$27	\$50
Totals		\$1,500		\$27	\$50

The Total Current Amortization is recorded as a new expense category on Line 18 of Schedule E.

Detailed Report

The Detailed Report shows your income and expense breakdowns



and...

Purchase	Jan	Feb	Mar
Downpayments	\$0	\$0	\$0
Depreciable Closing Costs	\$0	\$0	\$0

Income	Jan	Feb	Mar
Rent	\$663	\$663	\$663
Monthly Pet Fee	\$13	\$13	\$13
Damage Credits	\$0	\$0	\$0
Reimbursements	\$0	\$0	\$0
Other Income	\$0	\$0	\$0
Operating Income	\$675	\$675	\$675

Expenses	Jan	Feb	Mar
Advertising	\$0	\$0	\$0
Auto and Travel	\$0	\$0	\$0
Cleaning and Maintenance	(\$25)	\$0	\$0
Commissions	\$0	\$0	\$0
Insurance	(\$560)	(\$10)	(\$10)
Legal & Professional Fees	\$0	\$0	\$0
Management Fees	(\$46)	(\$46)	(\$46)
Other Interest	\$0	\$0	\$0
Repairs	\$0	\$0	\$0
Supplies	\$0	\$0	\$0
Taxes	\$0	\$0	\$0
Utilities	\$0	\$0	\$0
Operating Expenses	(\$631)	(\$56)	(\$56)

The Detailed Report also shows 3 different types of analysis...

Income Analysis shows Cash Flow, Gross Equity Income, Cash on Cash Return, and Return on Equity

Loan Analysis shows your current Market Value, Loan Balance, Equity, Loan-to-Value Ratio, and Potential Cash-Out Refi

The **Sale Analysis** shows your Net Profit, Internal Rate of Return, and Return on Investment if you sell the property

Income Analysis	Jan	Feb	Mar
Net Operating Income	\$44	\$619	\$619
- Mortgage Payments	(\$392)	(\$392)	(\$392)
- Improvements	\$0	\$0	\$0
+ Loan Proceeds from Refi	\$0	\$0	\$0
= Cash Flow	(\$348)	\$227	\$227
+ Principal Reduction	\$47	\$47	\$48
+ Appreciation	\$1,250	\$1,250	\$1,250
= Gross Equity Income	\$949	\$1,524	\$1,524
Capitalization Rate	0.7%	9.9%	9.7%
Cash on Cash Return	-92.8%	60.5%	60.5%
Return on Equity	66.0%	98.6%	92.2%

Loan Analysis	Jan	Feb	Mar
Loan Origination Fees	\$0	\$0	\$0
1st Mortgage Interest	(\$278)	(\$277)	(\$277)
1st Mortgage Principal	(\$42)	(\$42)	(\$42)
2nd Mortgage Interest	(\$67)	(\$67)	(\$67)
2nd Mortgage Principal	(\$5)	(\$5)	(\$5)
PMI Payments	\$0	\$0	\$0
Escrow Payments	\$0	\$0	\$0
Escrow Account Balance	\$0	\$0	\$0
Market Value	\$73,750	\$75,000	\$76,250
- Loan Balance	(\$56,498)	(\$56,451)	(\$56,403)
= Equity	\$17,252	\$18,549	\$19,847
Loan-to-Value Ratio	76.6%	75.3%	74.0%
Potential Cash-Out Refi	\$9,877	\$11,049	\$12,222

Sale Analysis	Jan	Feb	Mar
Equity	\$17,252	\$18,549	\$19,847
- Projected Closing Costs	(\$5,163)	(\$5,250)	(\$5,338)
= Proceeds after Sale	\$12,089	\$13,299	\$14,509
+ Cumulative Cash Flow	\$73	\$300	\$527
- Initial Cash Invested	(\$4,500)	(\$4,500)	(\$4,500)
= Net Profit	\$7,662	\$9,099	\$10,536
Internal Rate of Return	32.0%	41.8%	49.1%
Return On Investment	170.3%	202.2%	234.1%

The Lease Calendar shows your upcoming vacancies

Choose a calendar: Leases Insurance Policies Management Contracts
 Rent Received Mortgage Payments Income & Expense Notes

Select a group of properties to display: ALL GROUPS

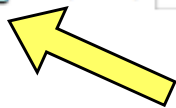
Select a year for the calendar: 2005

Lease Calendar for 2005

= Occupied = Occupied (Month-to-Month) = Vacant

Property	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Days Owned	Days Occupied	Vacancy Rate
Dallas Duplex 5000 W Lovers Ln, Unit A	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	1426	1205	15%
Dallas Duplex 5000 W Lovers Ln, Unit B	Occupied	Occupied	Occupied	Occupied	Occupied	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	1426	745	48%
Park City Condo 1200 Mellow Mountain Rd	Occupied	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	1079	364	66%
Tampa Townhome 900 Bayshore Blvd	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	944	494	48%
Nashville House 930 Lavergne Ln	Occupied	Occupied	Occupied	Occupied	Vacant	Occupied (Month-to-Month)	Occupied (Month-to-Month)	Occupied (Month-to-Month)	Occupied (Month-to-Month)	Occupied (Month-to-Month)	Occupied (Month-to-Month)	Occupied (Month-to-Month)	961	961	0%

Email me 45 days before a lease expires.



You can also request an e-mail before a lease expires

The Rent Received Calendar shows how much rent you received each month

Rent Received Calendar for 2005

= Rent Received = No Rent Received

Property	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dallas Duplex 123 Big Hat Blvd, Unit A	\$700	\$600										
Dallas Duplex 123 Big Hat Blvd, Unit B	\$650	\$650										
Nashville House 900 Lavergne Ln												
Tampa Townhome 111 Sunshine St	\$995	\$995	\$995	\$995								
Park City Condo 123 Mountain View Dr		\$1,095										

You can also view Insurance Policies and Management Contracts

View Contacts

Filter contacts by **Property:** Show Notes

[Add New Contact](#)
[Download Current Contact List](#)
[Print Current List](#)

Contacts Found: 4

You can store all of your contacts, and organize them by property.

Action	Sort by: Company Last Name First Name Time Zone		
Edit Delete Download Contact View Correspondence	Daisy Fields 123 Main St Tyler, TX 12345	Toll-free: (800) 323-4820 Office: (802)820-3802 Ext. 30456 Cell: (820)820-3802	daisy@lone-star-loans.com www.lone-star-loans.com Pacific Standard Time
Edit Delete Download Contact View Correspondence	Rawhide Realty Big Tex Real Estate Agent 123 Open Range Dallas, TX 12345	Office: (802)820-3802 Cell: (820)820-3802 Home: (820)820-3802 Fax: (820)820-3802	tex@rawhiderealty.com www.rawhide-realty.com Central Standard Time
Edit Delete Download Contact View Correspondence	We Can Manage Management, Inc. Mary Manager Property Manager 123 Cattle Crossing Dallas, TX 12345	Office: (802)820-3802 Home: (820)820-3802	mary@we-can-manage.com www.we-can-manage.com Pacific Standard Time
Edit Delete Download Contact View Correspondence	We Gotcha Covered Red Smith Insurance Agent	Office: (802)820-3802 Fax: (820)820-3802	red@we-gotcha-covered.com we-gotcha-covered.com Pacific Standard Time

View Correspondence

Use the menus below to filter the correspondence log. Then click the **Update List** button to refresh the list.

Property:

Contact:

Begin Date:

End Date:

Search:

[Add New Entry](#)
[Print Current List](#)


Correspondence Entries Found: 5

You can use the Correspondence Log to record notes from your phone conversations. You can also record your hours toward “Real Estate Professional” status. This is a great form of documentation for an audit.

Action	Property	Contact	Date	Hours	Correspondence
Edit Delete View Contact Info	Dallas Duplex, 123 Big Hat Blvd	We Can Manage Management, Inc., Mary Manager	May 25, 2006	0h 10m	I called Mary and asked her to reduce the rent on Unit A to \$600.
Edit Delete View Contact Info	Dallas Duplex, 123 Big Hat Blvd	We Can Manage Management, Inc., Mary Manager	May 23, 2006	0h 20m	Mary called and asked for approval to install a garage door opener in Unit B and I approved the installation.
Edit Delete View Contact Info	Dallas Duplex, 123 Big Hat Blvd	We Can Manage Management, Inc., Mary Manager	May 18, 2006	0h 15m	Mary called and said the credit and references are OK, so I gave her approval to go ahead with the lease for John Doe.
Edit Delete View Contact Info	Dallas Duplex, 123 Big Hat Blvd	We Can Manage Management, Inc., Mary Manager	May 16, 2006	0h 15m	Talked about leasing the property to John Doe. I asked her to check the credit and references first.
Edit Delete View Contact Info	Dallas Duplex, 123 Big Hat Blvd	We Can Manage Management, Inc., Mary Manager	May 7, 2006	0h 25m	Discussed the terms of the management contract.
Total Hours:				1h 25m	

Schedule of Real Estate Owned

Property Tracker can save you hours on your next loan application by automatically creating a Schedule of Real Estate Owned

Property	Lender & Loan Number	Amount of Mortgages & Liens	Present Market Value	Gross Rental Income	Mortgage Payments	Insurance Maintenance, Taxes & Misc.	Net Rental Income	Lease Agreement
900 Bayshore Blvd Tampa, FL 33606 100% Ownership	Lakeside 0084848	\$84,097	\$134,179	\$900	\$1,275	\$303	(\$903)	
		\$100,700						
		\$184,797						
930 Lavergne Ln La Vergne, TN 37086 100% Ownership	Countrywide	\$84,800	\$128,588	\$900	\$565	\$303	(\$193)	
		\$10,600						
		\$95,400						
5000 W Lovers Ln Dallas, TX 75209 50% Ownership	Dollars from Dallas 3112344234	\$46,990	\$92,996	\$550	\$402	\$134	(\$124)	
	Dollars from Dallas 31023384	\$8,871						
		\$55,861						
1200 Mellow Mountain Rd Park City, UT 84060 100% Ownership	Rocky Mountain Lending 848204	\$141,186	\$183,713	\$1,000	\$1,046	\$355	(\$651)	
		\$0						
		\$141,186						
Totals		\$477,244	\$539,476	\$3,350	\$3,289	\$1,095	(\$1,871)	

Online Loan Quotes and Application

Home Seminars Contact Us

PropertyTracker.com The Easy Way to Invest Like a Pro

Your Account

- Log out
- Membership Info
- Edit Profile

Edit Input Data

- Show Flowchart
- Property Data
- Mortgage Data
- Evaluator Data
- Tracker Data
- Income & Expenses
- Improvements
- Market Value
- Leases
- Sell a Property
- Contacts
- Correspondence Log
- Upload Picture

Evaluator Reports

- 1st-Year Projection
- Brief Summary

Tracker Reports

- Schedule E
- Sch. of Depreciation
- Detailed Report

Loan Application

- Loan Application Data
- View Loan Application
- Real Estate Owned

TYPE OF MORTGAGE AND TERMS OF LOAN

Will the Co-Borrower's income or assets be used as a basis for loan qualification?

Yes
 No

VESTING INFORMATION

Title will be held in what names (enter below):
John and Jane Doe

Manner in which title will be held (enter below):
Joint Tenants

Source of Down Payment, Settlement Charges and/or Subordinate Financing:
Checking/Savings

BORROWER INFORMATION

Enter Borrower's Name Below (include Jr. or Sr. if applicable)

First Name: John Mi.: B Last Name: Doe
Soc. Sec. No.: 123456789 Home Phone: 942-482-3844

DOB (mm/dd/yyyy): 01/17/20 Years in School: 16
Marital Status: Married Separated Unmarried (single, divorced, widowed)

Dependents: (How many?) 3 What are their ages? 1,3,11

Present Address:
Street: 123 Main St Own: Rent:
City, State, Zip: Anywhere CA 91424 No. of years: 3

Home Seminars Contact Us

PropertyTracker.com The Easy Way to Invest Like a Pro

Your Account

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- Edit Profile

Edit Input Data

- Show Flowchart
- Property Data
- Mortgage Data
- Evaluator Data
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- Income & Expenses
- Improvements
- Market Value
- Leases
- Sell a Property
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- Upload Picture

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Tracker Reports

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- Sch. of Depreciation
- Detailed Report

Loan Application

- Loan Application Data

Uniform Residential Loan Application

This application is designed to be completed by the Applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower" as applicable. Co-borrower information must also be provided (and the appropriate box checked) when the income or assets of a person other than the "Borrower" (including the Borrower's spouse) will be used as a basis for loan qualification or the income or assets of the Borrower's Spouse will not be used as a basis for loan qualification, but his or her liabilities must be considered because the Borrower resides in a community property state, or the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

I. TYPE OF MORTGAGE AND TERMS OF LOAN

Mortgage Applied for: V.A. Conventional Other (explain):
 FHA USDA/Rural Housing Service

Agency Case Number: Lender Case Number:

Amount: Interest Rate: % No. of Months: Amortization Type: Fixed Rate Other (explain):
 ARM (type):

II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Subject Property Address (street, city, state, ZIP): No. of Units:

Legal Description of Subject Property (attach description, if necessary): Year Built:

Purpose of Loan: Purchase Construction Other (explain):
 Refinance Construction-permanent

Property will be: Primary Residence Secondary Residence Investment

Complete this line if construction or construction-permanent loan
Year/Lot Acquired: Original Cost: Amount Existing Liens: (a) Present Value of Lot: (b) Cost of improvements: Total (a + b):

Complete this line if this is a refinance loan
Year/Lot Acquired: Original Cost: Amount Existing Liens: Purpose of Refinance: Describe Improvements: made to be made
Cost: \$

Title will be held in what Name(s): Manner in which Title will be held: Estate will be held in:
John and Jane Doe Joint Tenants Fee Simple Leasehold (show expiration date)

Source of Down Payment, Settlement Charges and/or Subordinate Financing (explain):

III. BORROWER INFORMATION

Borrower				Co-Borrower			
Borrower's Name (include Jr. or Sr. if applicable)				Co-Borrower's Name (include Jr. or Sr. if applicable)			
John B Doe				Jane C Doe			
Social Security Number	Home Phone (incl. area code)	DOB (MM/DD/YYYY)	Yrs. School	Social Security Number	Home Phone (incl. area code)	DOB (MM/DD/YYYY)	Yrs. School
123456789	942-482-3844	01/17/20	16	987424804	942-482-3844	01/13/2006	3

Schedule of Real Estate Owned for Demo Account

Property	Lender & Loan Number	Amount of Mortgages & Liens	Present Market Value	Gross Rental Income	Mortgage Payments	Insurance Maintenance, Taxes & Misc.	Net Rental Income
123 Big Hat Blvd Dallas, TX 12345 50% Ownership	Dollars from Dallas 3112344234	\$46,990	\$71,461	\$550	\$402	\$134	(\$124)
	Dollars from Dallas 31023384	\$8,871					
		\$55,861					
123 Mountain View Dr Park City, UT 12345 100% Ownership	Rocky Mountain Lending 848204	\$141,186	\$174,158	\$1,000	\$1,046	\$355	(\$651)
		\$0					
		\$141,186					
111 Sunshine St Tampa, FL 12345 100% Ownership	Lakeside Loans 0084848	\$79,297	\$127,200	\$950	\$609	\$275	(\$171)
	Countrywide 8482048	\$9,922					
		\$89,219					
900 Lavergne Ln La Vergne, TN 37086 100% Ownership		\$84,800	\$121,900	\$900	\$565	\$303	(\$193)
		\$10,600					
		\$95,400					
Totals		\$381,666	\$494,719	\$3,400	\$2,623	\$1,067	(\$1,140)

Check the lenders that you would like to receive quotes from.

- Cappelletti Group
- Nations Home Funding

Investment Checklist

Use the Property Evaluator to do some research before you select a property...

- Get pre-qualified with a lender to see how many properties and how much negative cash flow you can afford.
- Do some research on different areas and pick a few to focus on. Check out our [Real Estate Links](#) for more info.
- Contact some real estate agents in those areas to get some information about available investment properties.
- Enter the property data into the Property Evaluator and compare the performance projections to find the best deal.
- Choose a property to purchase.

After you choose a property, complete each step in the escrow process...

You can check off the steps below as you complete them.

- Sign the purchase contract.
- Order a property inspection.
- Contact the lender and send them any required documentation ASAP.
The lender will order an appraisal of the property.
- Get some quotes on property insurance, select an insurer, and apply.
- Select a property manager, and sign the management contract.
- Contact the closing agent and get an estimate of the closing date.
- Get a copy of the inspection, and respond as required.
- Get a copy of the appraisal.
- Sign and notarize the closing documents.
- Get a copy of the HUD-1 Settlement Statement and enter the data into Property Tracker.
- Contact the property manager to coordinate repairs, make sure the property is being advertised, etc.
Consider reducing the rent every week or two until the property rents.
- Approve a tenant.
- Get a copy of the lease and store it in the document database.

Submit this form >>

After you have purchased the property, start managing it with Property Tracker...

- Pay your monthly expenses, such as the mortgage, insurance, taxes, HOA fees, etc.
- Enter your monthly income and expenses into Property Tracker when you receive your management statement.

Document Storage

View Documents




Filter documents by **Property:** ALL PROPERTIES

or filter them by **Category:** ALL CATEGORIES

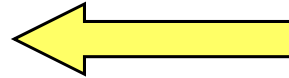
Show Thumbnails

Show Notes and Data Entered Checkbox

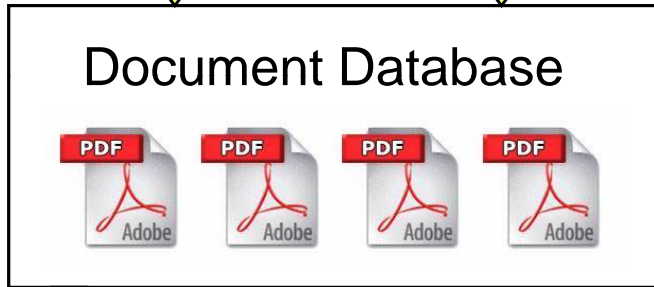
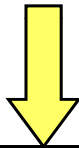
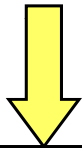
You can keep all of your important documents at your fingertips.

	Thumbnails	Property	Category	Title	Document Date	Upload Date	Pages	File Size
Edit Delete Download		Dallas Duplex 123 Big Hat Blvd	Fax Inbox	Incoming Fax	11/2005	11/03/2005	2	83 KB
Edit Delete Download		Dallas Duplex 123 Big Hat Blvd	Appraisals		10/2005	10/24/2005	1	40 KB
Edit Delete Download		Dallas Duplex 123 Big Hat Blvd	Appraisals		11/2005	11/10/2005	4	201 KB

Bookkeeping Service



- Send us your paperwork
- Fax to (888) 902-1040
 - Scan & upload PDF files



You can view your documents anytime



Bookkeeper enters data into Property Tracker



- View your reports online
- Schedule E
 - Real Estate Owned
 - Lease Calendar
 - Sale & Refi Analysis

How much does it cost?

- PropertyTracker.com is normally \$24.95 per month or \$249 per year
- Platinum Members get a discounted rate of \$19.95 per month or \$199 per year
- Go to www.propertytracker.com/platinum
- **If you sign up today, you get 2 free months instead of 1 free month!**