

# THE FOUR SQUARE METHOD

Use this worksheet to analyze your next rental property.

## 1 | Income

Rental Income

+ Laundry Income

+ Storage Income

+ Misc Income

**Total monthly income:**

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## 2 | Cashflow

Total monthly income

-Total monthly expenses

**Total monthly cashflow:**

X12 months

**Total annual cashflow:**

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## 3 | Expenses

Taxes

+ Insurance

+ Water/Sewer

+ Garbage

+ Electric/Gas

+ HOA Fee

+ Lawn/Snow

+ Vacancy

+ Repairs

+ CapEx

+ Prop. Mgmt

+ Mortgage

**Total monthly expenses:**

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## 4 | Cash on Cash Return

+Downpayment

+Closing costs

+Rehab budget

+Misc other

**Total investment:**

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Annual cashflow/  
Total investment=  
x100

**Cash on cash return: %**

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