

Rental Manager Overview

Rental Manager contains the necessary functions you need to manage your Rental Property. If you own rental property? or are you a property manager? Maybe you are studying to be an agent? or you are someone who thought about owning rental property. For the first time someone has put together a simple easy to use way to manage rental property. You can select and save up to 30 properties. This app also includes a report function that allows you to generate a PDF report for the current property and then email this report. You can also review and edit the report before emailing it.

Just try it and you will see. The software has been developed by real estate experts and designed for you. It is easy to use , provides the data you need and at the same time it is comprehensive.

- Rent Setting by Income Capitalization
- Rent Setting by Discounted Cash Flow Analysis
- Estimating the Capitalization Rate
- Estimating the Discount Rate
- Lease Analysis
- Rental Manager
- Rental Manager Plus

Rental Negotiator

Rental Negotiator is designed specifically for you to negotiate leases. This is a unique app , it is an app thousands of renters and landlords need. Using this app you can scientifically know whether you are getting a good deal on your lease or not. It has a built in negotiator for you as a tenant or you as a landlord. It will tell you how much you are really apart in your negotiation. The complexity of today's leases is modeled in detail. It is a must and worth the money , it is built by true professionals who own and operate rental property and are trained to do this for a living. You can be sure you will get your money's worth with this app. This application is designed for you to value a lease and to compare one lease to another. It is written in the context of Tenant and Landlord. You may be a Tenant and want to negotiate a new lease with your Landlord and vice versa. It is general so it can be used to compare any two leases. The app will allow you to study 30 individual cases or leases and for a selected case or lease , it models two lease alternatives.

Rental Manager Plus

This app contains a full data base management system for maintaining your rental property. It has a customer data base , lease data base, data base for expenses and payments. You can assign customers to leases and leases to properties. You can enter individual expenses and individual customer payments and the app will track your weekly and monthly profit and cash flows. Extensive report options are provided to help you view what is happening to your rental properties. This can handle all types of properties - buildings , individual rentals , condos , vacation rentals and other types of rentals. This app also includes a report function that allows you to generate a PDF report for the current property and then email this report. You can also review and edit the report before emailing it.

The app contains the following major functions.

- Management of the property - it has it's own data base of leases
- Adding New Leases
- Editing Existing Leases
- Maintaining Customer Data and their payments
- Property Cash Flow Analysis
- Reporting and Emailing of reports

Rental Finance

Rental Finance is a powerful personal financial engine designed to answer 99% of your personal financial questions with a user interface requiring only a few keystrokes.

The application provides essential software for you to manage and analyze your finances. The software provides a comprehensive loan amortization function so with a few keystrokes you can see what is happening with your mortgage. It comes with the following functions described below. In Addition , it contains a database that allows you to save and retrieve different study cases you are working with.

1. Amortization
2. Financial Calculator
3. Internal Rate of Return (IRR)
4. Net Present Value (NPV)
5. Continuous Compounding
6. Capital Budgeting
7. Interest Rate Conversion

Rental Property Investor

With Property Investor you can select from up to 30 different properties to study. You can save and recall each property and study different scenarios for each. It also includes the only 'one of a kind' Negotiator Spinner and Planner Spinner to allow you to study a property's investment profile by simple touch spinning - it will amaze you. And that's not all, it now comes with a built in report generator and PDF maker. You can email reports to yourself or any one else. It is powerful and simple to use, you will love this app.

- Estimating the Capitalization Rate
- Estimating the Discount Rate
- Capitalization Rate
- Equity Dividend Rate
- Loan to Value Ratio
- Debt Service Coverage Ratio
- Operation Expense Ratio
- Cash Breakeven Ratio
- Before Tax Cash Flow
- Reconstructed Operating Statement
- Taxable Income Calculation
- Residential Property Analysis
- Commercial Property Analysis
- Simple Valuation Model
- Property Valuation based on Cash Flow
- Loan Amount
- Down Payment
- Negotiation Spinner

Capital Gain

You own a house , maybe you own a business or commercial property. You may be wondering , if I sell how much will I get? How much goes to Uncle Sam? How can I be sure? This App shows you the money! With a few inputs it cranks through the calculation and give you the answer in black and white.

- Mortgage Payoff
- Capital Gain
- Loan Amortization