

# Real Estate Investor User Guide



## Property Domain

The Real Estate Investor is an application designed to make choosing the right investment easier. It will calculate the potential cash flow you will receive on a property and allow you to compare various properties.

<http://www.thepropertydomain.com>

Property Domain

12/15/2008

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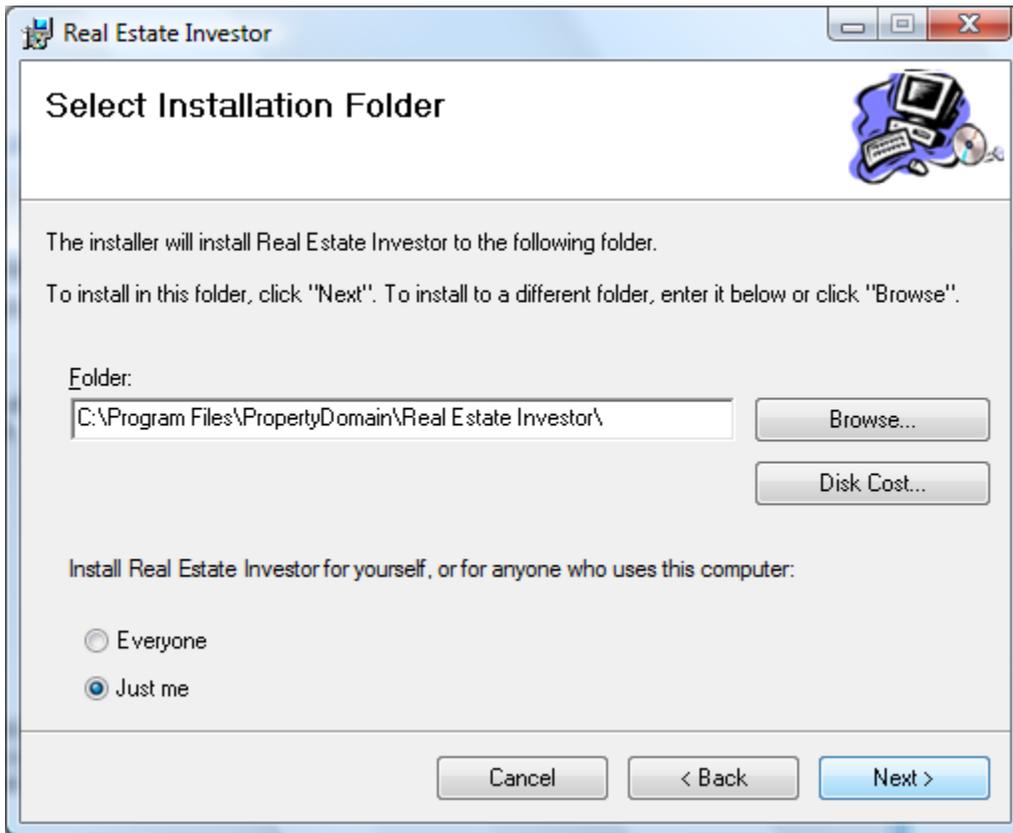
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## Installation

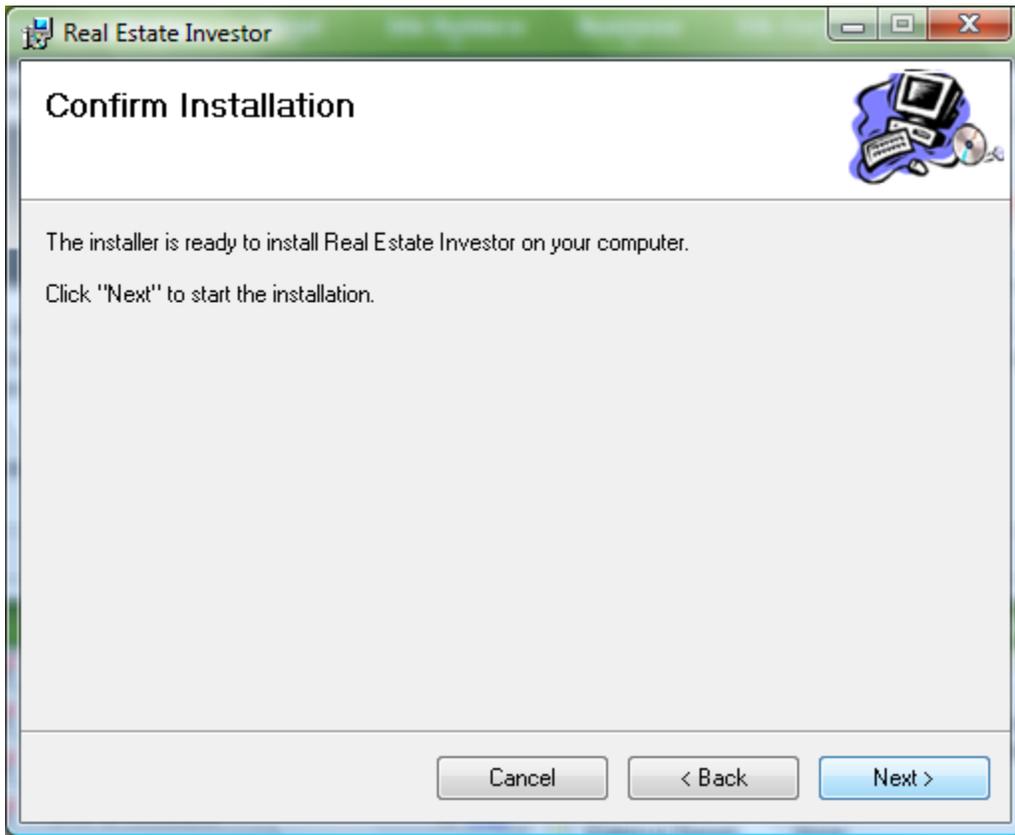
1. Extract the zip file to any directory and run setup.exe. Press Next.



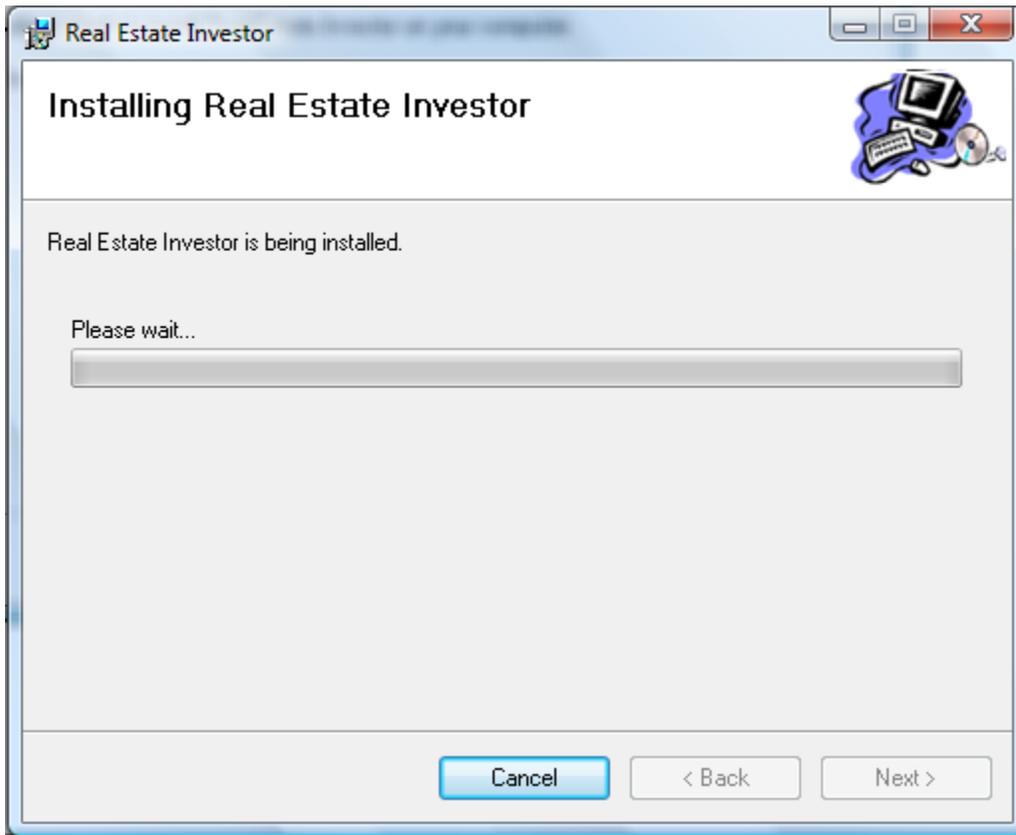
2. Select the installation folder (or leave the default). Press Next.



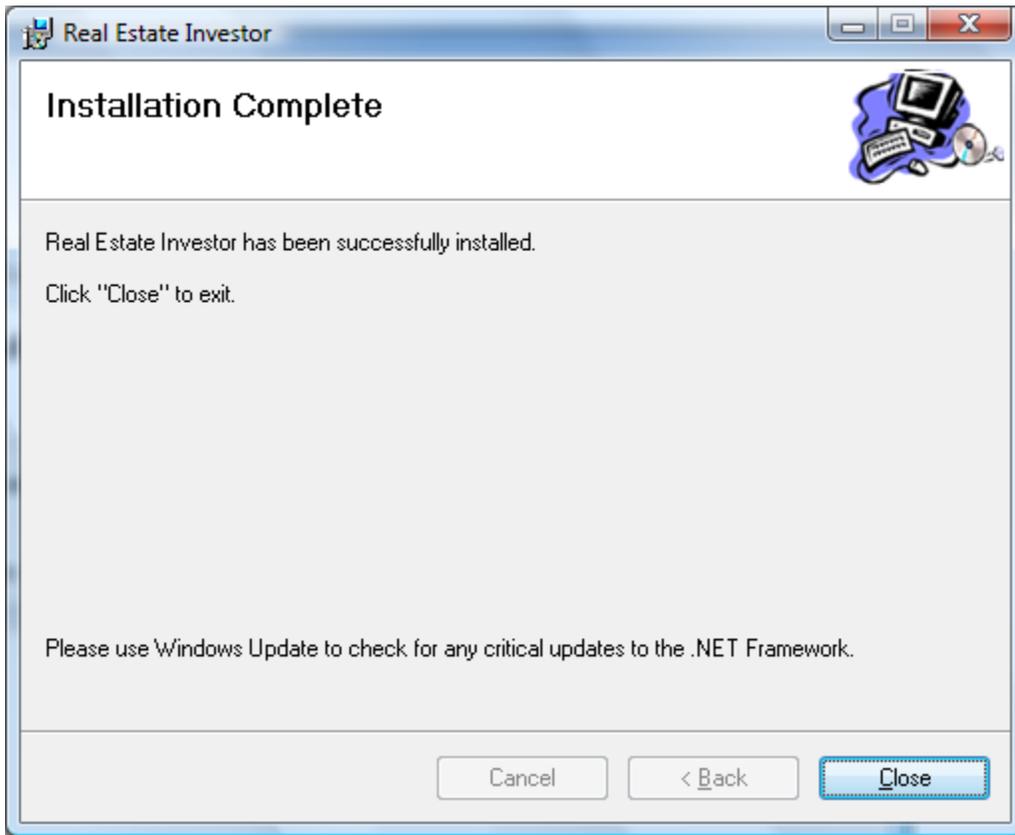
3. Press Next to confirm the installation.



4. The installation will now commence. Please wait while it is installed.

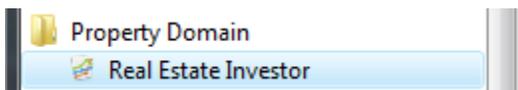


5. The installation is now complete. Press close.



6. The application is now installed.

7. Go to Start > Programs > Property Domain > Real Estate Investor to start the application.



# Property Investment

## Adding a Property

1. Press Add new. All of the fields will be pre populated.

The screenshot shows the 'Real Estate Investor' software interface. The window title is 'Real Estate Investor | ThePropertyDomain.com'. The main area is divided into several sections:

- Header:** 'Real Estate Investor ThePropertyDomain.com' with 'About' and 'Compare' buttons.
- Name Field:** A text box containing 'New Property' with 'Save' and 'Add New' buttons.
- Purchase Section:** Fields for 'Sale Price' (200000), 'Deposit' (20000), and 'Fees' (10000).
- Loan Section:** Radio buttons for 'Constant' (selected) and 'Varied'. 'Interest Rate' is 6.5. A table for 'Varied' rates is empty. An 'Add' button is present.
- Loan Term and Options:** Radio buttons for 'Interest Only' (selected) and 'Principal And Interest'. 'Interest Only' has a '5' year term. 'Loan Term' is 30.
- Expenses Section:** Fields for 'Yearly Expenses' (0), 'Weekly Expenses' (5), and 'Extra Weekly Repayments' (100).
- Income Section:** Fields for 'Expected Weekly Rent' (300) and 'Yearly % Increase' (5).
- Cashflow Graph:** A line graph showing 'Cashflow' on the y-axis (0 to 1200) and 'Weeks' on the x-axis (0 to 1200). The graph shows a blue line that starts at 0 and increases steadily, crossing the x-axis at approximately 100 weeks. Below the graph, it says 'Weeks Before Positively Geared: 1', 'Weeks Until Loan Paid Off: 1346', and 'Total Interest Paid: \$167,383.30'. A 'Calculate Graph' button is also present.
- Disclaimer:** '\* Disclaimer: The product is for informational purposes only and can not be guaranteed to be correct. Please verify all information before proceeding with any transaction.'

2. Enter in the values as appropriate.

**Name** – The name of the property (normally the street address to help keep reference)

**Sale Price** – The sale price of the property

**Deposit** – The deposit you will put down on the property

**Fees** – The fees you will pay on the property. (only add this in if you are adding the fees to the balance of the property)

**Constant Interest Rate** – If the loan will have a constant interest rate throughout the life of the loan

**Varied** – Select this option if the loan will vary interest rates through the life of the loan

**Varied Year/Rate** – Enter in the year the interest rate will start in and the rate. This rate will be assumed constant until the next varied rate year/rate is entered.

**Interest Only** – If the loan is going to be interest only select this and for how many years it will be interest only.

**Principal and Interest** – Select this if you wish to pay the principal and interest off the loan.

**Yearly Expenses** – Please enter in the yearly expenses the property will incur (for example council rates)

**Weekly Expenses** – Please enter the weekly expenses this property may incur (for example property management fees)

**Extra Weekly Repayments** – These are the extra repayments you will make on top of your minimum weekly repayment.

**Expected Weekly Rent** – How much rent you expect to receive per week for this property

**Yearly % Increase** – What percentage do you expect the rent to increase each year.

3. Once you have entered in this information you can press “Save”. This will now be recorded for future use.

## Calculating a Property

1. Enter in the information required on screen. All editable fields are required.
2. Press “Calculate”.
3. You will see a graph showing the expected weekly cash flow of the property.
4. Beneath this graph will also display other information

**Weeks Before Positively Geared** – How many weeks until the property is positively geared.

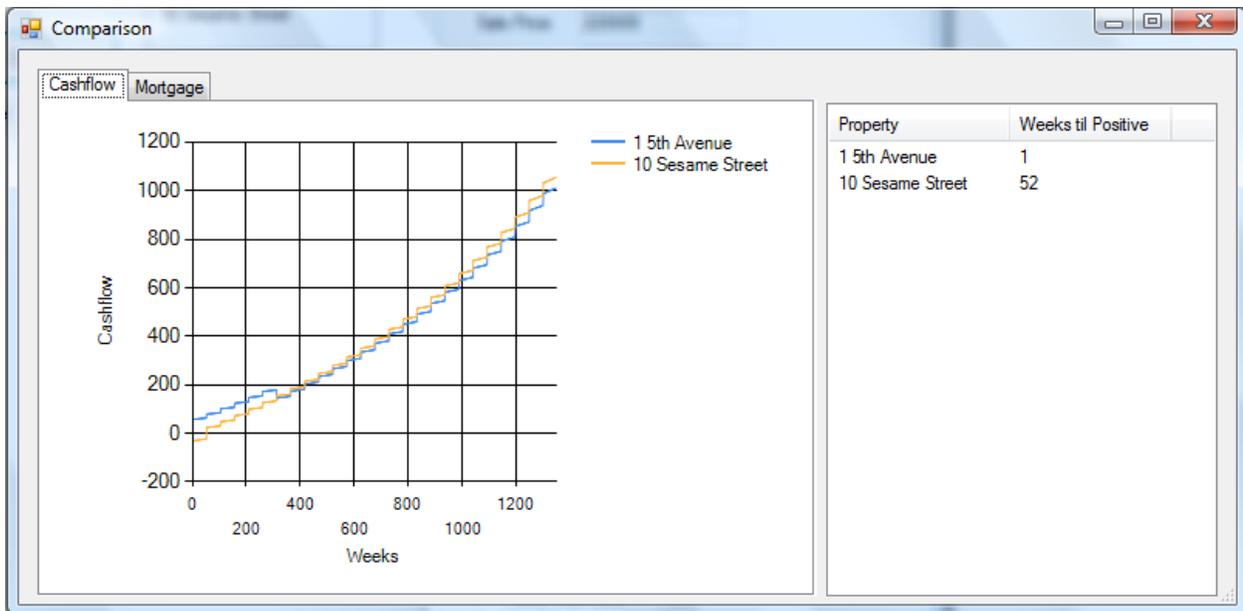
**Weeks until loan paid off** – How many weeks until the loan is repaid.

**Total Interest Paid** – How much interest is paid on the loan over the life of the loan.

5. Press the “Mortgage” tab to see how the balance of the mortgage will progress over time.

## Comparing Properties

1. Once you have added multiple properties to the Real Estate Investor you can compare them to see which best suits your needs.
2. Press the "Compare" button.



3. Each property will be displayed and showing how many weeks until they are positively geared.