SAMPLE
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Sample Rental Cash Flow Report

Prepared for **Sample Client** · October 22, 2026 · Baltimore, MD; Columbia, MD; Dundalk, MD and more

4
Properties analyzed

1 of 4
Meet your 10% ROI goal at asking price

0
Close: an offer within 5% of asking gets there

$357/mo
Best cash flow among unflagged matches

Assumptions: 25% down, 6.5% interest, 30-year loan, 5% vacancy, 10% property management, $6,000 make-ready repairs. Expenses include taxes, HOA, insurance (6% of rent), maintenance reserve (6% of rent) and one month's rent for leasing. Goals: 10% cash-on-cash ROI and 8% cap rate.

Results

Property	Beds / Baths	Asking price	Est. rent	Cap rate	Cash-on-cash ROI	Cash flow / mo	Price for 10% ROI	Result
907 Demo St Dundalk, MD	3 / 1	$134,900	$1,850	8.9%	**10.8%**	$357	$138,450	**Meets goal**
1204 Sample Ave Baltimore, MD	3 / 1.5	$189,900	$2,050	6.8%	**4.1%**	$184	$151,553	Below goal Needs about $151,553
38 Example Ct Towson, MD	3 / 2	$245,000	$2,300	5.9%	**0.8%**	$43	$169,073	Below goal Needs about $169,073
15 Placeholder Ln Columbia, MD	3 / 2.5	$329,000	$2,650	4.5%	**-4.4%**	-$324	$174,071	Below goal Needs about $174,071

How to read this: **Meets goal** properties reach your ROI target at the asking price. **Close** properties reach it with an offer within about 5% of asking. "Price for 10% ROI" is the purchase price that would hit your goal with the same rent and costs.

Rent estimates are provided by RentCast based on recent comparable rentals nearby. All figures are estimates for screening purposes only, not an appraisal, guarantee of income, or financial advice. Verify rents, taxes, insurance, condition and repair costs before making an offer. Listing information is deemed reliable but not guaranteed.