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# Rental Property Management Excel Template

Property Details								
				F.Y.	2019-20		W	(0)
Property No.	Property Type	Expected Monthly Rent	Actual Current Rent	Area / Locality	Address	Allies Name	Area (Sq.Ft.)	Purchase Price
1	Flat	120,000	120,000	ahc	abc, asldfls, sfdslagflsj	Abc Plot	2000	₹20,00,000
2	Pent House	₹40,000	140,000	pqr	pqr, weuowarowe,xav	Pgr Shade	4000	₹40,00,000
3	Bunglow	160,000	160,000	tuy	tuv, xm,nv,xnvx,sadf	Tuy Godown	6000	160,00,000
	Land	£1,00,000	t 1,00,000	def	def, weiouetxcn,mvnb	Def, Factory	10000	\$1,00,00,000
- 5	Industrial Shade	130,000	130,000	ghi	ghi, sədjifsljifisjd	Ghi, Benglow	3000	₹30,00,000
6	Office Small	₹22,000	₹22,000	jkl	jkl, tyiweodxr,xpwoe	Jkl, Row House	2200	£22,00,000
7	Office Big	£15,000	115,000	mno	mno, mbavkfowe,oewjfdjdf	Mno, Apartment	1500	t 15,00,000
8	Banquet Hall	₹18,000	t 18,000	ıyı	xyz, xcv,nv,n,xn	Xyz, Office	1800	t 18,00,000
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**Rodney Key** 

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meat of the policies and techniques of evaluating the capital needs of your property over the next 40 years Chapters 8 and 9 help you identify which properties are doing well and which are the most threatened What action should you take What are the standard preservation and rejuvenation options available to a real estate portfolio manager What is Asset Management People are more accustomed to thinking about asset management of money or stocks or a package of annuity and savings accounts Real estate asset management is a slower longer term process The properties in your portfolio especially in affordable housing have life cycles of 30 40 or infinite time periods Most nonprofit owners are not interested in selling to capture any appreciation on their properties Their goal is to provide housing for the foreseeable future as long as the asset can perform Many nonprofits and mid size property owners do not have a dedicated asset manager It is extraordinarily important that someone take on that long term analysis be it for 10% 25% or 50% of a full time employee The next step is to benchmark your properties How are you doing compared to the world Not just on straight bottom line consideration but how about in human services Have you saved sufficient money to replace the roof or add the sprinklers that will be required at the next renovation The Asset Management Handbook provides well established objective criteria for 25 different variables We ve seen participants in the asset management practicum expand that up to 40 variables to analyze on an annual basis We ll see how benchmarking and risk ranking of your portfolio are essential first steps in establishing its viability and needs Capital Needs and Their Funds In this meat of the manual we walk you through essential policies that define how your properties will operate over the long term We show how policies made by lenders bankers and other short term partners can be self destructive and damaging to property owners holding for the long term First example of the dichotomy the lender is suggesting the reserve is sufficient when two years after their loan matures the property will require 4 million of replacement expenditures This is fine for investment property held for resale You just flip it and get down the road Most affordable housing owners do not consider selling the property as a positive outcome Even if you ve never performed a property inspection before the Handbook offers you easy methods of counting and sorting components into well established remaining economic lives Then it is on to the massive spreadsheet that calculates the future need and the various waves in which it will appear Exterior paint first then roofs windows and doors and kitchens and baths follow and then it starts all over again Most capital needs assessments performed by third parties make financial assumptions that are untenable Their interest rates on earnings are overstated and their inflation rate on the components are generally understated leaving you with significant shortfalls even if you have escrowed according to directions We will keep you out of that trap showing you the realistic funds that are required and the time periods when the inevitable refinancing windows will occur Risk and Solutions In the final section we evaluate your primary risks Which properties should you address first Which properties have the strength and energy to function on their own Then what should you do about it Refinance Renegotiate Value engineer Raise rents In the foot race the runner is always caught by the tsunami of required replacements It is just a fact of the

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