
Deal Analysis Template

Every deal gets the same page. If the page doesn't work, the deal doesn't happen — however pretty the kitchen is. Fill it in cold, before you fall for the property. Our online Deal Intelligence analyzer runs these numbers live if you'd rather type than write.

HOW TO USE THIS — Fill one in for every deal you seriously consider — print it, or run the same numbers in our Deal Intelligence analyzer online. If the page doesn't work, the deal doesn't.

01 The asset

- ☐ Address, asking price, agent and listing date
 - ☐ Strategy: BTL / BRRR / HMO / R2R / flip / SA — one, not several
 - ☐ Why this property suits that strategy in one sentence
-

02 Money in

- ☐ Purchase price (your number, not theirs)
 - ☐ Stamp duty including the additional-dwelling surcharge
 - ☐ Legal, survey and broker fees
 - ☐ Refurbishment budget (line-by-line total, plus 15% contingency)
 - ☐ Finance costs: arrangement fees, bridge interest if applicable
 - ☐ TOTAL CASH REQUIRED — the number that actually leaves your account
-

03 Money out — monthly

- ☐ Realistic rent from three confirmed comparables
 - ☐ Mortgage interest at today's rate AND at +2%
 - ☐ Voids at 5-10% depending on area and tenant profile
 - ☐ Management, maintenance, insurance, bills where applicable
 - ☐ NET MONTHLY CASH FLOW at both interest rates
-

04 The verdict

- ☐ Return on cash employed (annual net cash flow ÷ total cash in)
 - ☐ Gross yield (annual rent ÷ purchase price)
 - ☐ For BRRR/flip: end value evidenced by three sold comparables
 - ☐ Cash left in after refinance, and equity created
 - ☐ The walk-away price — written down before the negotiation starts
 - ☐ Decision: offer / negotiate / pass — and the single reason why
-