



# What Every Real Estate Investor Needs to Know about Cash Flow... And 36 Other Key Financial Measures

*Frank Gallinelli*

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## **Real estate financial calculations made easy**

Every real estate investor needs to know how to calculate cash flow, long-term gain, net operating income, and a few other basic financial formulas. *What Every Real Estate Investor Needs to Know About Cash Flow . . .* is a guide to the 36 most essential calculations that answer such crucial questions as "What is this building really worth today?" "What kind of cash flow can I expect?" "Is this property a good investment?" and "How do I calculate my return?" For beginning investors, real estate veterans, commercial brokers, and sellers as well as buyers, this handy reference is a must-have for anyone who wants to make sound decisions based on accurate calculations of:

- Discounted cash flow
- Cash-on-cash return
- Net operating income
- Capitalization rate
- Gross rent multiplier
- Net present value
- Payback period
- Mortgage amortization
- And many more

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