

# The 1% Tool

How to quickly tell if a property will cash flow.

$\div 1\% =$

*Enter the Average Market Rent for comparable properties*

*If the asking price is higher than this, the property is probably not worth pursuing as a turnkey rental.*

## Break-Even Calculator

$\div 0.6\% =$

*Enter the Average Market Rent for comparable properties*

*If the asking price is higher than this, the rent will not cover the expenses.*

## Break-Even Rent Calculator

$\times 0.6\% =$

*Enter the asking price for the property.*

*The property must have this much gross rent per month to break-even.*

## Price to Cash Flow Calculator

$\times 1\% =$

*Enter the asking price for the property.*

*The property must have this much gross rent per month to have positive cash flow.*