REI DealScan
BY REI BACK OFFICE

REI BACK OFFICE
THE BACK OFFICE FOR REAL ESTATE INVESTORS.

REI DEALSCAN

COMPLETE CALCULATOR USER GUIDE

A practical field-by-field reference for real estate investors and wholesalers. Understand what to enter, how each result is calculated, and how to interpret your deal before presenting numbers to a seller or buyer.

REI BACK OFFICE | reibackoffice.net

Covers Wholesale, Novation, Seller Financing, Subject-To, Rental, and Rehab Estimator. Based on the current tested REI DealScan application.

Use this guide alongside the calculator. Estimates depend on the accuracy of the inputs; this is not an appraisal, contractor bid, financing approval, or legal or tax opinion.

Getting started

1. Enter the property details for reference. 2. Choose a calculator from the sidebar. 3. Replace the example or default numbers with verified deal assumptions. 4. Read the results panel; values update as you edit inputs. 5. Export the applicable PDF and review it before sharing.

Property information

FIELD	WHAT TO ENTER / WHY IT MATTERS
Property address / city / state / ZIP	Identifies the subject property on screen and in reports; it does not automatically determine values or market conditions.
Property type	Select the property category for identification and reporting. It does not automatically change the underwriting assumptions.
Square footage	Record the building size. The Rehab Estimator has its own editable square-footage input for its cost calculation.
Bedrooms / bathrooms / year built	Property descriptors for context; they do not automatically change profit or payment calculations.
Seller asking price	Reference point for negotiation only. It is not automatically inserted as a purchase price into each calculator.

Independent calculator inputs

Each strategy uses its own financial inputs. Switching between calculators during the same session preserves their numbers; refreshing the page starts a fresh analysis. Percentage and term defaults may remain. The Rehab Estimator can deliberately copy its total into another strategy when you choose that action.

What the PDFs mean

Use the calculator-specific PDF export after confirming the inputs. For Wholesale, use the buyer-facing report when sharing with a cash buyer: it should not disclose the price paid to the seller or your assignment fee. Always review a generated report before sending it.

01 | Wholesale

Estimate your assignment fee and the cash buyer’s projected renovation-and-resale profit.

FIELD	WHAT TO ENTER / WHY IT MATTERS
After Repair Value (ARV)	Estimated price the renovated property could sell for. Support it with comparable sales; this is not the current as-is value.
Estimated repairs	Cash buyer’s anticipated renovation cost. Higher repairs reduce buyer profit, not your assignment fee.
Closing costs (%)	Estimated buyer acquisition closing costs as a percentage of the cash buyer’s purchase price; default 6%.
Holding costs (%)	Estimated buyer holding reserve as a percentage of the cash buyer’s purchase price; default 4%.
Price to cash buyer	Amount the end buyer is expected to pay to acquire the deal, including your assignment spread in this simplified model.
Price to seller	Your negotiated seller purchase price; used to calculate your assignment fee.

How the results are calculated

Assignment fee = buyer price − seller price. Buyer investment = buyer price + repairs + buyer closing costs + buyer holding costs. Buyer potential profit = ARV − buyer investment. Buyer return on estimated investment = buyer potential profit ÷ buyer investment × 100. Closing and holding dollar amounts use buyer price as their base.

Quick verification example

ARV $300,000; repairs $25,000; closing 6%; holding 4%; buyer price $200,000; seller price $170,000. Assignment fee: $30,000. Buyer closing: $12,000. Buyer holding: $8,000. Buyer potential profit: $55,000. Buyer return: 22.4%.

Important to know

The buyer profit assumes resale at ARV. Financing, resale commissions, taxes, and any other costs not entered are excluded. A profitable-looking estimate is not a guarantee.

02 | Novation

Estimate the investor’s potential spread when a property is improved or marketed for a later resale under a properly structured novation arrangement.

FIELD	WHAT TO ENTER / WHY IT MATTERS
Expected resale price	Projected sale price when the property is ultimately sold.
Renovation / make-ready budget	Planned improvement spending before contingency.
Contracted seller net proceeds	Amount the seller is contractually expected to receive under this strategy.
Sales commissions (%)	Selling-side brokerage commission percentage applied to the resale price.
Resale closing costs (%)	Other closing costs applied to the resale price.
Carrying / utilities / financing	Total expected carrying expenses during the project, entered as a dollar amount.
Other transaction costs	Additional transaction-specific expenses not captured above.
Rehab contingency (%)	Extra renovation allowance calculated as a percentage of the renovation budget.

How the results are calculated

Investor profit = resale price − seller contracted proceeds − renovation budget − renovation contingency − commissions − resale closing costs − carrying costs − other transaction costs. Commissions and resale closing costs are percentages of resale price.

Quick verification example

Resale $300,000; seller proceeds $200,000; renovation $35,000; contingency 10%; commissions 5%; resale closing 2%; carrying $6,000; other $1,500. Estimated investor profit: $33,000.

Important to know

Novation structure, seller consent, control of improvements, disclosures, and title/closing procedures require transaction-specific legal review.

03 | Seller Financing

Model a seller-held note, monthly debt service, optional rental cash flow, and any balloon payment.

FIELD	WHAT TO ENTER / WHY IT MATTERS
Expected monthly rent	Potential rent if you intend to hold the property. Enter zero to focus on the note payment and balloon.
Initial repairs / make-ready	Upfront repairs required before occupancy or use.
Agreed purchase price	Price negotiated with the seller.
Down payment	Cash paid at purchase; deducted from the price to determine the financed balance.
Seller note interest rate (%)	Annual interest rate charged on the seller-financed balance.
Amortization term (years)	Length of the repayment schedule used to calculate the monthly principal-and-interest payment.
Balloon due after (years; 0 = none)	Year when remaining principal becomes due; zero means no balloon is modeled.
Acquisition / closing costs	One-time purchase costs paid upfront.
Monthly taxes, insurance & operating costs	Monthly expenses other than the seller-note principal and interest.
Vacancy (%)	Percentage of scheduled rent reserved for expected nonpayment or vacancy.

How the results are calculated

Financed balance = purchase price − down payment. Monthly P&I uses standard loan amortization. Balloon balance is remaining loan principal at the specified month. Cash flow = monthly rent after vacancy − monthly P&I − monthly operating costs. Initial cash = down payment + closing costs + initial repairs.

Quick verification example

Price $220,000; down $20,000; 5% rate; 30-year amortization; 5-year balloon. Monthly P&I approximately $1,074; balloon approximately $183,657. At $2,200 rent, 7% vacancy and $650 monthly operating costs, cash flow approximately $322 per month.

Important to know

The balloon is a future lump-sum obligation. Verify note terms, servicing, security instruments, taxes, insurance and legal enforceability.

04 | Subject-To

Evaluate a purchase that takes title while an existing mortgage remains in place.

FIELD	WHAT TO ENTER / WHY IT MATTERS
Expected monthly rent	Projected rent if holding as a rental; zero if only reviewing loan and acquisition costs.
Estimated current property value	Present estimated value, used to show indicative equity.
Existing mortgage balance	Outstanding principal verified against a recent loan statement.
Existing mortgage rate (%)	Annual interest rate on the existing mortgage.
Remaining amortization (years)	Estimated remaining repayment term, used when actual monthly P&I is not supplied.
Actual monthly principal & interest	Verified monthly P&I from the loan statement; if zero, DealScan estimates payment.
Monthly taxes & insurance / escrow	Escrow amount added to P&I to estimate the full monthly housing payment.
Arrears and reinstatement	Past-due amount required to bring the loan current.
Cash paid to seller	Upfront cash negotiated with the seller.
Closing / legal / transfer costs	One-time transaction and legal expenses.
Additional initial repairs	Upfront repair cost in addition to seller cash and other acquisition items.
Monthly operating expenses excluding escrow	Ongoing monthly property costs that are not included in escrow.
Vacancy (%)	Percentage reduction applied to expected gross rent.

How the results are calculated

Monthly P&I uses the verified payment when supplied; otherwise an amortization estimate. Full mortgage payment = P&I + escrow. Monthly cash flow = rent after vacancy − full mortgage payment − operating expenses. Cash to acquire = arrears + seller cash + closing/legal costs + repairs. Indicative equity = estimated value − loan balance − repairs.

Quick verification example

Rent $3,000; mortgage $165,000 at 3.5% over 24 years; escrow $400; monthly operating $350; vacancy 7%. Estimated P&I approximately $848; monthly cash flow approximately $1,192. With seller cash $12,000 and closing $5,500, cash to acquire is $17,500.

Important to know

Subject-to transactions may trigger due-on-sale rights. The existing borrower may remain liable. Verify statements, arrears, insurance, lender rights, and legal structure with qualified professionals.

05 | Rental

Analyze a financed rental property's operating performance and investor returns.

FIELD	WHAT TO ENTER / WHY IT MATTERS
Expected monthly rent	Gross scheduled monthly rent before vacancy and expenses.
Purchase price	Agreed property acquisition price.
Initial repairs / make-ready	One-time rehab costs included in acquisition cost and initial cash invested.
Down payment (%)	Percentage of purchase price paid in cash; remainder is modeled as mortgage principal.
Mortgage interest rate (%)	Annual interest rate for the acquisition mortgage.
Mortgage term (years)	Amortization period used for the loan payment.
Acquisition closing costs	One-time purchase expenses included in initial cash invested.
Annual property taxes	Annual real estate tax amount; confirm post-sale assessment.
Annual property insurance	Annual insurance premium estimate.
Monthly HOA / condo dues	Monthly association expense.
Other monthly costs / utilities	Other recurring monthly expenses not listed elsewhere.
Vacancy (%)	Percentage of scheduled rent allocated to vacancy.
Management (%)	Property management allowance as a percentage of scheduled rent.
Maintenance (%)	Ongoing maintenance allowance as a percentage of scheduled rent.
Capital reserves (%)	Future capital replacement allowance as a percentage of scheduled rent; deducted from cash flow but not NOI.

How the results are calculated

Annual gross rent = monthly rent × 12. NOI = annual gross rent − vacancy − management − maintenance − property taxes − insurance − HOA − other monthly expenses. Annual cash flow = NOI − capital reserves − annual mortgage payments. Cap rate = NOI ÷ (purchase price + initial repairs + closing costs). Cash-on-cash = annual cash flow ÷ initial cash invested. DSCR = NOI ÷ annual debt service.

Quick verification example

At rent $2,500, price $220,000, 20% down, 7%/30 years, closing $4,500, annual tax $3,600, insurance $2,400, monthly other $50, vacancy 7%, management 9%, maintenance 8%, reserves 8%: NOI $16,200; annual debt service about $14,051; cash flow about −$21/month; initial cash $48,500.

Important to know

Management, vacancy, maintenance and reserves are based on scheduled gross rent in this version. NOI excludes capital reserves and debt service. Financing assumptions and actual expenses can change returns significantly.

06 | Rehab Estimator

Build a rough renovation budget from a square-foot baseline plus specific line-item costs.

FIELD	WHAT TO ENTER / WHY IT MATTERS
Property square footage	Area multiplied by the per-square-foot renovation rate.
Estimated rehab cost per sq ft	Your rough baseline renovation budget per square foot.
Estimated roof cost	Additional roof repair or replacement allowance.
Estimated HVAC cost	Additional heating and cooling repair or replacement allowance.
Estimated kitchen cost	Additional kitchen work allowance.
Estimated bathroom renovation cost	Additional bathroom work allowance.
Estimated electrical / plumbing cost	Additional electrical or plumbing work allowance.
Other renovation costs	Additional work not covered by the named categories.
Contingency (%)	Extra percentage applied to the entire subtotal, including the base and line items.

How the results are calculated

Base renovation = square footage × cost per sq ft. Additional costs = roof + HVAC + kitchen + bathrooms + electrical/plumbing + other. Subtotal = base + additional costs. Contingency = subtotal × contingency percentage. Total estimated renovation = subtotal + contingency.

Quick verification example

1,500 sq ft × $20 = $30,000 base. Add roof $8,000, HVAC $5,000, kitchen $10,000, bathrooms $5,000 and electrical/plumbing $2,000: $60,000 subtotal. With 10% contingency, total = $66,000.

Important to know

Do not double-count work already included in the square-foot estimate. The copy-to-calculator action transfers the total intentionally; review the destination strategy’s assumptions afterward.

Final review checklist

Before relying on or sharing a deal analysis:

FIELD	WHAT TO ENTER / WHY IT MATTERS
Verify the property	Confirm address, size, condition, title status, and the intended exit strategy.
Verify the price	Use recent comparable sales and realistic buyer/seller price assumptions.
Verify costs	Confirm contractor estimates, taxes, insurance, financing, closing fees and project timeline.
Stress-test	Change one or two major assumptions, especially ARV, repairs, rent, rates and holding time.
Check negative results	A negative fee, profit or cash flow should prompt review before proceeding.
Review the PDF	Check that values match the screen and that the report is appropriate for its recipient.
Seek professional advice	Have transaction documents, legal structure, taxes and financing reviewed where appropriate.

REI BACK OFFICE

reibackoffice.net | REI DealScan Calculator User Guide

Educational planning reference. Results are estimates, not guarantees.