

INVESTMENT ANALYSIS SOFTWARE

RealBenefits \$150K \$39 RealBenefits.com, www.realbenefitssoftware.com, 360/225-4646. Entry-level module compatible with Microsoft Excel. The program is for analysis of an income generating property worth up to \$150,000. Includes annual property operating data, financial analysis to determine benefits of property ownership, appreciation calculator, amortization calculator and tables, and analysis of startup cash flow needed to complete a new rental property. Step-up versions available for properties worth up to \$100 million. **Circle RS #050**

The Real Estate Geek \$39.95 Geek-To-Go.com, www.geek-to-go.com, contact through e-mail form on Web site. Investment analysis software for use with Palm or Pocket PC-compatible PDAs and smart phones. Projects annual cash flow and offers profitability analysis based on acquisition costs, improvements, expenses, rental income, and financial strategy. Includes pop-up calculator for use in Palm applications. Excel interface and template for reports. Supports data synch with a PC. **Circle RS #051**

Investment Property Profile \$47 Milt Tanzer Corp., www.investmentre.com, contact through e-mail form on Web site. Windows software for preparing two-page financial analysis/projection for any income producing property. "What if?" application allows you to explore how different numbers impact your return on investment and helps determine current market value of property, based on criteria used when purchased. Offers a "business evaluation" program for financial analysis of existing business, and "forms and checklists" feature with questions for sellers and guidance on what to look for when evaluating a property. **Circle RS #052**

Landlord Cash Flow Analyzer \$79.95 RentalSoftware.com LLC, www.rentalsoftware.com, 866/290-4183. Windows Excel-based solution for determining present value and return on investment from rental property. Functions include 20-year cash flow analysis, annual property operating data, and resale analysis by year of ownership. Play "what if" with numbers to determine how range of factors impact property value and return. Includes 15 standard reports, including an executive summary, in PDF format for printing or e-mailing. Company also offers *Flipper and Rehabber Cash Flow Analyzer* for short-term investment properties. **Circle RS #053**

ROI Forecaster Standard Edition \$99.95 download; \$129.95 on CD Real Estate Informatics, www.realestateinformatics.com, 480/452-0981. Windows Excel add-on for investment and income analysis of commercial or residential properties. Includes 30-year projection of income, expenses, pre- and post-tax cash flow, equity, and resale value. Input variables for what-if return on investment analysis. Professional, advanced, and site license versions also available. **Circle RS #054**

REA/L Estate Analysis Software \$395 Roger Martin Company, www.rmartinco.com, 503/682-2419.

Windows-compatible solution for use with Lotus 1-2-3 version 5 and later, or Excel version 5 and later. More than 40 worksheets for commercial and residential properties, including rent schedules, buy versus lease analysis, operating expenses, loan schedules and valuation, and exchange structuring. Ten-year cash flow projection investment summary, graphics, and what-if analysis to determine how different factors impact income and return. Residential worksheets for qualifying buyers, refinancing, rent versus buy, and seller's net proceeds. **Circle RS #055**

REI Wise Commercial \$300/year or \$25/month subscription fee REI Wise, www.reiwise.com, 866/473-4435. Web-based investment analysis software for projecting income and value of property from numbers entered through a Web browser. Comprehensive tools for lease analysis, resale valuation, sensitivity analysis, cash flow, and projected income before and after taxes. Converts data into reports for use in presentations or distribution as PDFs. Residential and lease analysis versions available. MarketEdge options create Web site for marketing investment property using REI Wise data and reports. **Circle RS #056**

Real Estate Investment Analysis Standard \$495 Real Data, www.realdadata.com, 800/899-6060. Windows Excel add-on for investment and income analysis of commercial or residential properties. Boasts 20-year projections, including unit-by-unit operating expenses, cash flow, and resale analysis, partnership, and lease versus buy analysis. Annual property operating data worksheet for 23 line-item expenses. Includes 17 standard reports, generated as PDFs, for distribution. Mac version available. **Circle RS #057**

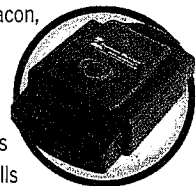
planEASE \$995 for base product Analytic Associates, www.planease.com, 800/959-3273. Windows-compatible commercial real estate investment analysis software. Comprehensive lease-by-lease analysis and income projections for multi-unit residential and commercial properties. Computes cash flow with internal rates of return, modified rates of return, and net present value, before and after taxes. Unlimited number of leases, expenses, or loans and a depreciation schedule for each property. Optional expansion modules for reports, graphics, financial utilities, monthly and quarterly cash flow reports, and partnerships. Price with all modules is \$2,795. **Circle RS #058**

ARGUS \$4,075 basic configuration Realm Business Solutions, www.realm.com, 866/697-3256. Standalone Windows software for commercial real estate cash flow projection, transaction analysis, and asset valuation. Handles international investment projects with results translated to/from English, German, Spanish, or Japanese. Provides insight for developing leasing strategies, business and marketing plans, forecasting property values, and calculating the return on investment in a range of report formats. Includes tools for importing data from other software, including Excel. **Circle RS #059**

COOL TOOLS

Beacon sellers home

Don't keep your sellers waiting and wondering whether you're finished showing their home yet. Alert them when your showing appointment is complete with the Showing Beacon, a small, wireless device placed at the property that instantly contacts sellers at the press of a button. Listing agents press a red button, and the device calls sellers on their cell phone to inform them with a prerecorded message that it's safe to return home. \$34.95, which includes use for one listing, the wireless unit, a base unit, phone cord, and batteries. To reuse the Showing Beacon at other listings, you can purchase an annual service plan for \$50 a year. Showing Beacon; Lenexa, Kan.; 877/277-6622; www.showingbeacon.com. **Circle RS #060**



Virtual security system

Property managers can hire a doorman who does everything from act as a security guard or concierge to a greeter—and who isn't even present. The Virtual Doorman integrates interactive audio and video conferencing technology, access control systems, surveillance cameras, and the Web to control building access and provide security 24/7 via a secure Internet connection. Starting at \$20,000 for installation and a monthly fee ranging from \$500 to \$2,500, depending upon the number of units and the level of additional service required. Virtual Service Inc., New York; 212/400-6000; www.virtualdoorman.com. **Circle RS #061**

Peek in with your cell phone

Potential buyers curious about a listing can use their cell phone to explore the inside of a home. While curbside, they enter a Web address—which you promote on your signs—and can instantly view



a page featuring up to 20 photos of the inside of the property. The Web page is tailored to be easily navigated on a mobile phone browser. When you sign up for the service, you receive

a URL that can continuously be updated online to use again to promote single listings. \$19.95 per month (minimum 90-day initial subscription), plus a \$99 one-time Peek-in.com URL creation cost. Competitive Edge Solutions Inc., Celebration, Fla.; 407/922-9399; www.Peek-in.com. **Circle RS #062**

—Melissa Dittmann Tracey

Prices are the vendors' suggested retail prices and are subject to change. This list isn't comprehensive; NAR doesn't evaluate or endorse these products and isn't responsible for changes in company info.