DOMICO / PRINTABLE BUYER WORKSHEET

Net Rental Yield: Calculate Rent After Costs and Vacancy

Calculate what stays after the rent arrives.

Property / unit: _____ Visit / review date: _____

From rent to net income

[ ]	**Scheduled rent** - Rs 20,000 × 12 = Rs 2.40 lakh.	Evidence / next step: _____
[ ]	**Vacancy** - Deduct Rs 20,000 for one empty month.	Evidence / next step: _____
[ ]	**Owner costs** - Deduct Rs 55,000 operating expenses.	Evidence / next step: _____
[ ]	**Net income** - Rs 1.65 lakh before finance and income tax.	Evidence / next step: _____

The yield denominator

[ ]	**Property** - Rs 50 lakh purchase price.	Evidence / next step: _____
[ ]	**Transaction** - Rs 4 lakh assumed purchase costs.	Evidence / next step: _____
[ ]	**Ready to rent** - Rs 1 lakh initial work.	Evidence / next step: _____
[ ]	**Net yield** - Rs 1.65 lakh ÷ Rs 55 lakh = 3.00%.	Evidence / next step: _____

Keep three calculations separate

[ ]	**Operating yield** - Property income after owner operating costs.	Evidence / next step: _____
[ ]	**Debt cash flow** - Subtract full loan payments to test funding.	Evidence / next step: _____
[ ]	**Personal tax** - Obtain an adviser-led current calculation.	Evidence / next step: _____
[ ]	**Total return** - Assess all cash flows and eventual sale separately.	Evidence / next step: _____

Open questions / professional follow-up: _____

Read with the full Domico guide. This worksheet records checks; it is not a title, safety, loan or tax clearance. Verify applicable requirements for the exact property and transaction.