Evaluating Self-Employed Borrowers

Personal Tax Return Review
Sole Proprietor
Rental Income

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Objectives

- Identify components of personal tax forms
- Introduce cash flow analysis concepts
- Convert tax entries into cash flow:
  - Schedule C Sole Proprietorship
  - Schedule E Rental Income
- Complete SAM Cash Flow Analysis and Rental Income Worksheets using personal tax returns

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Personal Tax Return
aka 1040

2019 Personal Return - Form 1040

Yes, still only part of the page!

Form 1040 Department of the Treasury—Internal Revenue Service (99) U.S. Individual Income Tax Return 2019 OMB No. 1545-0074 IRS Use Only—Do

Filing Status Check only one box. ☐ Single ☐ Married filing jointly ☐ Married filing separately (MFS) ☐ Head of household (HOH) ☐ Qualifying

If you checked the MFS box, enter the name of spouse. If you checked the HOH or QW box, enter the child's name if the c a child but not your dependent. ▶

Your first name and middle initial | Last name | You

If joint return, spouse's first name and middle initial | Last name | Spo

Home address (number and street). If you have a P.O. box, see instructions. | Apt. no. | Pre

City, town or post office, state, and ZIP code. If you have a foreign address, also complete spaces below (see instructions).

Foreign country name | Foreign province/state/county | Foreign postal code

Standard Deduction Someone can claim: ☐ You as a dependent ☐ Your spouse as a dependent
☐ Spouse itemizes on a separate return or you were a dual-status alien

Age/Blindness You: ☐ Were born before January 2, 1955 ☐ Are blind **Spouse:** ☐ Was born before January 2, 1955 ☐

Dependents (see instructions): (1) First name Last name | (2) Social security number | (3) Relationship to you | (4) ✓ if quali Child tax credit

Standard Deduction for— • Single or Married filing separately, $12,200 • Married filing jointly or Qualifying widow(er), $24,400 • Head of household, $18,350 • If you checked any box under Standard Deduction, see instructions.

1 Wages, salaries, tips, etc. Attach Form(s) W-2
2a Tax-exempt interest | 2a | b Taxable interest. Attach Sch. B if required
3a Qualified dividends | 3a | b Ordinary dividends. Attach Sch. B if required
4a IRA distributions | 4a | b Taxable amount
c Pensions and annuities | 4c | d Taxable amount
5a Social security benefits | 5a | b Taxable amount
6 Capital gain or (loss). Attach Schedule D if required. If not required, check here ▶ ☐
7a Other income from Schedule 1, line 9
b Add lines 1, 2b, 3b, 4b, 4d, 5b, 6, and 7a. This is your **total income** ▶
8a Adjustments to income from Schedule 1, line 22
b Subtract line 8a from line 7b. This is your **adjusted gross income** ▶
9 **Standard deduction or itemized deductions** (from Schedule A) | 9
10 Qualified business income deduction. Attach Form 8995 or Form 8995-A | 10
11a Add lines 9 and 10
b **Taxable income.** Subtract line 11a from line 8b. If zero or less, enter -0-

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Cat. No. 11320B

Form 1040 (2019) Page 2

12a **Tax** (see inst.) Check if any from Form(s): 1 ☐ 8814 2 ☐ 4972 3 ☐ | 12a
b Add Schedule 2, line 3, and line 12a and enter the total ▶ 12b
13a Child tax credit or credit for other dependents | 13a
b Add Schedule 3, line 7, and line 13a and enter the total ▶ 13b
14 Subtract line 13b from line 12b. If zero or less, enter -0- | 14
15 Other taxes, including self-employment tax, from Schedule 2, line 10 | 15
16 Add lines 14 and 15. This is your **total tax** ▶ 16
17 Federal income tax withheld from Forms W-2 and 1099 | 17
18 Other payments and refundable credits:
a Earned income credit (EIC) | 18a
b Additional child tax credit. Attach Schedule 8812 | 18b
c American opportunity credit from Form 8863, line 8 | 18c
d Schedule 3, line 14 | 18d
e Add lines 18a through 18d. These are your **total other payments and refundable credits** ▶ 18e
19 Add lines 17 and 18e. These are your **total payments** ▶ 19

• If you have a qualifying child, attach Sch. EIC. • If you have nontaxable combat pay, see instructions.

Refund
20 If line 19 is more than line 16, subtract line 16 from line 19. This is the amount you **overpaid** | 20
21a Amount of line 20 you want **refunded to you.** If Form 8888 is attached, check here ▶ ☐ | 21a
Direct deposit? See instructions. ▶ b Routing number ▶ c Type: ☐ Checking ☐ Savings
▶ d Account number
22 Amount of line 20 you want **applied to your 2020 estimated tax** ▶ 22

Amount You Owe
23 **Amount you owe.** Subtract line 19 from line 16. For details on how to pay, see instructions ▶ 23
24 Estimated tax penalty (see instructions) ▶ 24

Third Party Designee (Other than paid preparer) Do you want to allow another person (other than your paid preparer) to discuss this return with the IRS? See instructions. ☐ **Yes.** Complete below. ☐ **No**
Designee's name ▶ Phone no. ▶ Personal identification number (PIN) ▶

Sign Here Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.
Joint return? See instructions. Keep a copy for your records.
Your signature | Date | Your occupation | If the IRS sent you an Identity Protection PIN, enter it here (see inst.)
Spouse's signature. If a joint return, **both** must sign. | Date | Spouse's occupation | If the IRS sent your spouse an Identity Protection PIN, enter it here (see inst.)
Phone no. | Email address

Paid Preparer Use Only
Preparer's name | Preparer's signature | Date | PTIN | Check if: ☐ 3rd Party Designee ☐ Self-employed
Firm's name ▶ | Phone no.
Firm's address ▶ | Firm's EIN ▶

Go to *www.irs.gov/Form1040* for instructions and the latest information. Form 1040 (2019)

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Standard Deduction for—

- Single or Married filing separately, $12,200
- Married filing jointly or Qualifying widow(er), $24,400
- Head of household, $18,350
- If you checked any box under *Standard Deduction*, see instructions.

1

salaries, tips, etc. Attach Form(s) W-2				1	
mpt interest	2a		b Taxable interest. Attach Sch. B if required	2b	
dividends	3a		b Ordinary dividends. Attach Sch. B if required	3b	
ibutions	4a		b Taxable amount	4b	
s and annuities	4c		d Taxable amount	4d	
curity benefits	5a		b Taxable amount	5b	
ain or (loss). Attach Schedule D if required. If not required, check here ▶ ☐				6	
come from Schedule 1, line 9				7a	
s 1, 2b, 3b, 4b, 4d, 5b, 6, and 7a. This is your **total income** ▶				7b	
ents to income from Schedule 1, line 22				8a	
line 8a from line 7b. This is your **adjusted gross income** ▶				8b	
d **deduction or itemized deductions** (from Schedule A)		9			
business income deduction. Attach Form 8995 or Form 8995-A		10			
s 9 and 10				11a	
income. Subtract line 11a from line 8b. If zero or less, enter -0-				11b	

Paperwork Reduction Act Notice, see separate instructions. Cat. No. 11320B Form **1040** (2019)

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NEW! 1040-SR

- Same line items
- Same Schedules
- Same income reported

Form **1040-SR** Department of the Treasury—Internal Revenue Service (99)
U.S. Tax Return for Seniors **2019** OMB No. 1545-0074 IRS Use Only—Do not write or staple in this space.

Filing Status Check only one box.
☐ Single ☐ Married filing jointly ☐ Married filing separately (MFS)
☐ Head of household (HOH) ☐ Qualifying widow(er) (QW)
If you checked the MFS box, enter the name of spouse. If you checked the HOH or QW box, enter the child's name if the qualifying person is a child but not your dependent. ▶

Your first name and middle initial	Last name	Your social security number
If joint return, spouse's first name and middle initial	Last name	Spouse's social security number

Home address (number and street). If you have a P.O. box, see instructions.	Apt. no.	Presidential Election Campaign Check here if you, or your spouse if filing jointly, want $3 to go to this fund. Checking a box below will not change your tax or refund. ☐ You ☐ Spouse
City, town or post office, state, and ZIP code. If you have a foreign address, also complete spaces below (see instructions).		

Foreign country name	Foreign province/state/county	Foreign postal code	If more than four dependents, see inst. and ✓ here ▶ ☐

Standard Deduction **Someone can claim:** ☐ You as a dependent ☐ Your spouse as a dependent
☐ Spouse itemizes on a separate return or you were a dual-status alien

Age/Blindness **You:** ☐ Were born before January 2, 1955 ☐ Are blind
Spouse: ☐ Was born before January 2, 1955 ☐ Is blind

Dependents (see instructions): (1) First name Last name	(2) Social security number	(3) Relationship to you	(4) ✓ if qualifies for (see inst.): Child tax credit	Credit for other dependents
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Attach Schedule B if required.

1	Wages, salaries, tips, etc. Attach Form(s) W-2				1
2a	Tax-exempt interest	2a		b Taxable interest	2b
3a	Qualified dividends	3a		b Ordinary dividends	3b
4a	IRA distributions	4a		b Taxable amount	4b
c	Pensions and annuities	4c		d Taxable amount	4d
5a	Social security benefits	5a		b Taxable amount	5b
6	Capital gain or (loss). Attach Schedule D if required. If not required, check here ▶ ☐				6
7a	Other income from Schedule 1, line 9				7a
b	Add lines 1, 2b, 3b, 4b, 4d, 5b, 6, and 7a. This is your **total income** ▶				7b
8a	Adjustments to income from Schedule 1, line 22				8a
b	Subtract line 8a from line 7b. This is your **adjusted gross income** ▶				8b
9	**Standard deduction or itemized deductions** (from Schedule A)	9			
10	Qualified business income deduction. Attach Form 8995 or Form 8995-A	10			
11a	Add lines 9 and 10				11a
b	**Taxable income.** Subtract line 11a from line 8b. If zero or less, enter -0-				11b

Standard Deduction See Standard Deduction Chart below.

Standard Deduction Chart*

Add the number of boxes checked in the "Age/Blindness" section of *Standard Deduction* ▶

IF your filing status is...	AND the number of boxes checked is...	THEN your standard deduction is...	IF your filing status is...	AND the number of boxes checked is...	THEN your standard deduction is...
Single	1	13,850	Head of household	1	20,000
	2	15,500		2	21,650
Married filing jointly or Qualifying widow(er)	1	25,700	Married filing separately	1	13,500
	2	27,000		2	14,800
	3	28,300		3	16,100
	4	29,600		4	17,400

*Don't use this chart if someone can claim you (or your spouse if filing jointly) as a dependent, your spouse itemizes on a separate return, or you were a dual-status alien. Instead, see instructions.

For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions. Cat. No. 71930F Form **1040-SR** (2019)

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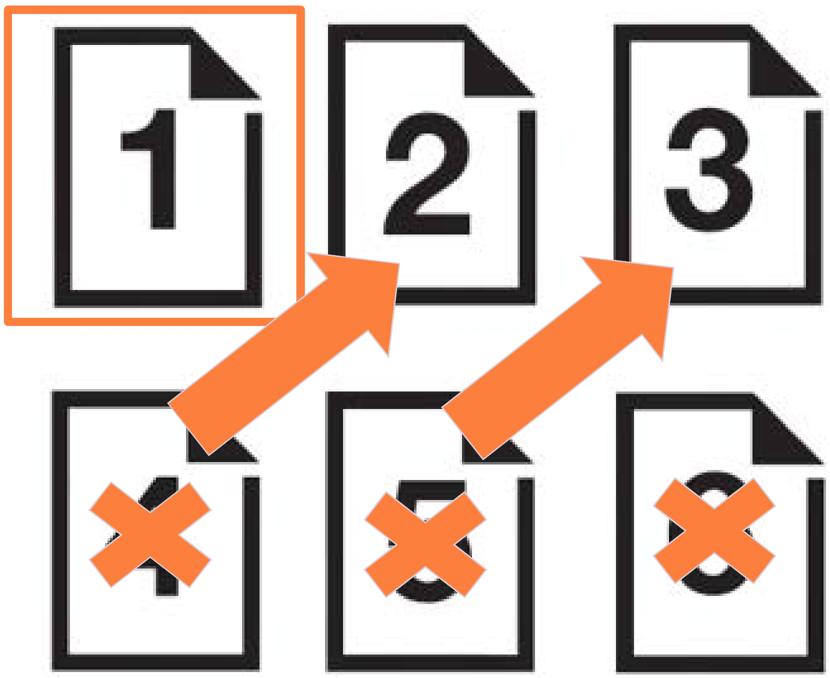
Only 3 Schedules (down from 6)



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New! Schedules 1, 2 & 3

SCHEDULE 1 (Form 1040 or 1040-SR)
Department of the Treasury
Internal Revenue Service

Additional Income and Adjustments to Income

▶ Attach to Form 1040 or 1040-SR.
▶ Go to *www.irs.gov/Form1040* for instructions and the latest information.

OMB No. 1545-0074
2019
Attachment Sequence No. 01

Name(s) shown on Form 1040 or 1040-SR | Your social security number

SCHEDULE 2 (Form 1040 or 1040-SR)
Department of the
Internal Revenue S

Additional Taxes

OMB No. 1545-0074

Name(s) shown o

Part I T
1 Alterna
2 Excess
3 Add lir
Part II O
4 Self-er
5 Unrep
6 Additio
5329 if
7a House
b Repay
8 Taxes
c ☐ I
9 Sectio
10 Add lir
line 15

For Paperwork

SCHEDULE 3 (Form 1040 or 1040-SR)
Department of the Treasury
Internal Revenue Service

Additional Credits and Payments

▶ Attach to Form 1040 or 1040-SR.
▶ Go to *www.irs.gov/Form1040* for instructions and the latest information.

OMB No. 1545-0074
2019
Attachment Sequence No. 03

Name(s) shown on Form 1040 or 1040-SR | Your social security number

Part I	**Nonrefundable Credits**		
1	Foreign tax credit. Attach Form 1116 if required	1	
2	Credit for child and dependent care expenses. Attach Form 2441	2	
3	Education credits from Form 8863, line 19	3	
4	Retirement savings contributions credit. Attach Form 8880	4	
5	Residential energy credits. Attach Form 5695	5	
6	Other credits from Form: a ☐ 3800 b ☐ 8801 c ☐	6	
7	Add lines 1 through 6. Enter here and include on Form 1040 or 1040-SR, line 13b	7	
Part II	**Other Payments and Refundable Credits**		
8	2019 estimated tax payments and amount applied from 2018 return	8	
9	Net premium tax credit. Attach Form 8962	9	
10	Amount paid with request for extension to file (see instructions)	10	
11	Excess social security and tier 1 RRTA tax withheld	11	
12	Credit for federal tax on fuels. Attach Form 4136	12	
13	Credits from Form: a ☐ 2439 b ☐ Reserved c ☐ 8885 d ☐	13	
14	Add lines 8 through 13. Enter here and on Form 1040 or 1040-SR, line 18d	14	

For Paperwork Reduction Act Notice, see your tax return instructions. Cat. No. 71480G **Schedule 3 (Form 1040 or 1040-SR) 2019**

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Income Calculation Tools

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What do I need to start?

- Loan application
  - Tells borrower's story
- Worksheet
  - Documents your decisions
- Tax returns
  - Personal
  - 1 or 2 years history

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Cash Flow Worksheets

Fannie Mae

Cash Flow Analysis (Form 1084)

Borrower Name: ____________________

Business Name (optional): ____________________

This worksheet may be used to prepare a written evaluation of the analysis of income related to self-employment. The purpose of this written analysis is to determine the amount of stable and continuous income that will be available to the borrower for loan qualifying purposes.

IRS Form 1040 – Individual Income Tax Return	Year____	Year____
1. W-2 Income from Self-Employment	(+)____	(+)____
2. Schedule B – Interest and Ordinary Dividends		
a. Interest Income from Self-Employment	(+)____	(+)____
b. Dividends from Self-Employment	(+)____	(+)____
3. Schedule C – Profit or Loss from Business: Sole Proprietorship		
a. Net Profit or (Loss)	(+/-)____	(+/-)____
b. Nonrecurring Other (Income) Loss/Expenses	(+/-)____	(+/-)____
c. Depletion	(+)____	(+)____
d. Depreciation	(+)____	(+)____
e. Non-deductible Travel and Meals Expenses	(-)____	(-)____
f. Business Use of Home	(+)____	(+)____
g. Amortization/Casualty Loss	(+)____	(+)____
4. Schedule D – Capital Gains and Losses		

Borrower Name: ____________________

Form 91

Income Calculations

(Schedule Analysis Method)

ion of the income for a self-employed Borrower. This a self-employed Borrower; the Seller's calculations he determination of stable monthly income in Topic guidance for the analysis and treatment of the income 5304 and 5305.

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rn	Year:	Year:
n IRS Forms 1040 and 1120 or 1120S)		
tion (Section 5304.1(d))[1]	(+)	(+)
	$	$
ensation of Officers, as applicable		
	(+)	(+)
	(+)	(+)
Dividend income from self-employment reported on IRS Form 1120	(-)	(-)

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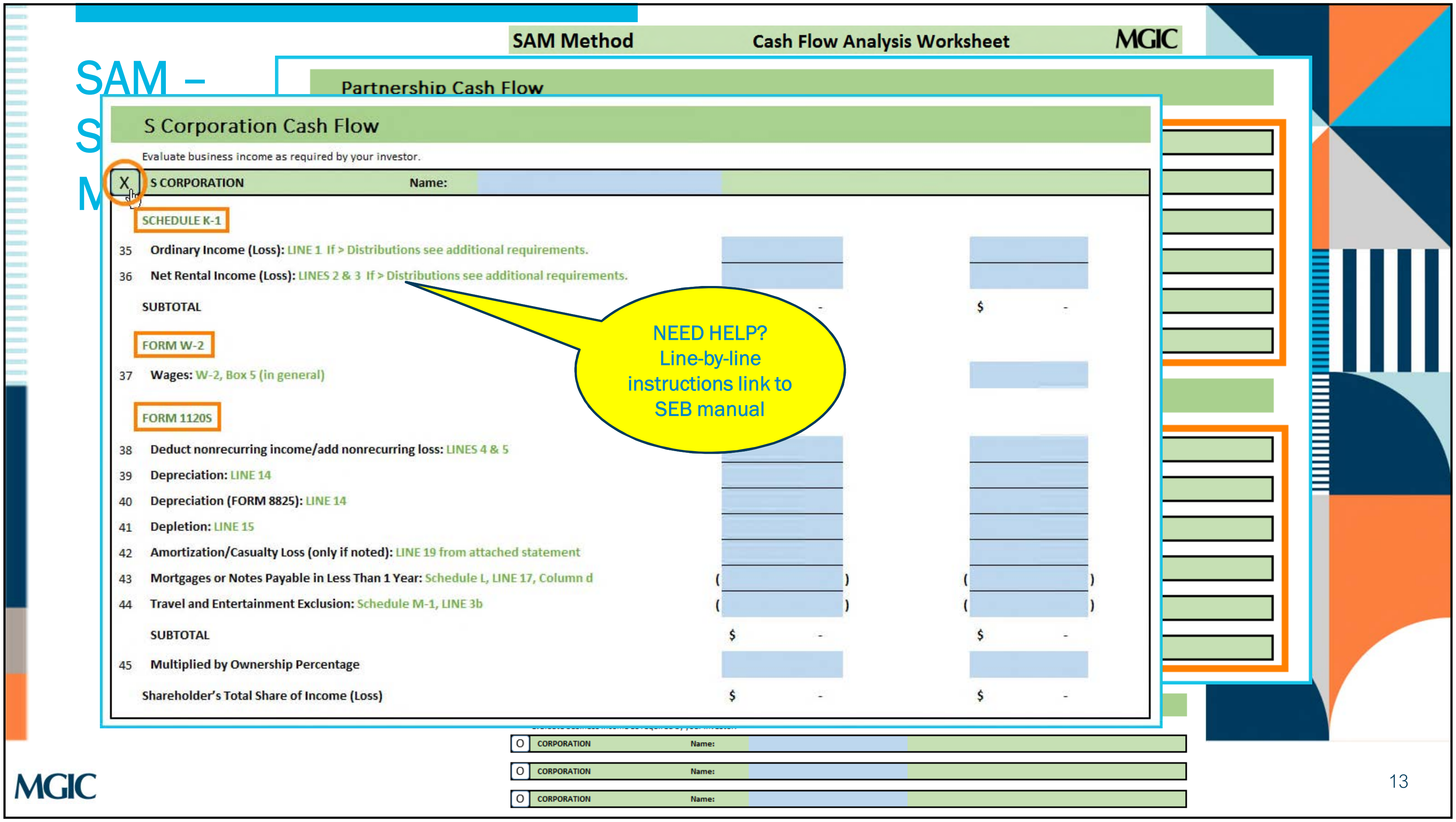
SAM –
S
M
SAM Method
Cash Flow Analysis Worksheet
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Partnership Cash Flow
S Corporation Cash Flow
Evaluate business income as required by your investor.
X S CORPORATION Name:
SCHEDULE K-1
35 Ordinary Income (Loss): LINE 1 If > Distributions see additional requirements.
36 Net Rental Income (Loss): LINES 2 & 3 If > Distributions see additional requirements.
SUBTOTAL - $ -
FORM W-2
37 Wages: W-2, Box 5 (in general)
FORM 1120S
38 Deduct nonrecurring income/add nonrecurring loss: LINES 4 & 5
39 Depreciation: LINE 14
40 Depreciation (FORM 8825): LINE 14
41 Depletion: LINE 15
42 Amortization/Casualty Loss (only if noted): LINE 19 from attached statement
43 Mortgages or Notes Payable in Less Than 1 Year: Schedule L, LINE 17, Column d ( ) ( )
44 Travel and Entertainment Exclusion: Schedule M-1, LINE 3b ( ) ( )
SUBTOTAL $ - $ -
45 Multiplied by Ownership Percentage
Shareholder's Total Share of Income (Loss) $ - $ -
NEED HELP?
Line-by-line
instructions link to
SEB manual
O CORPORATION Name:
O CORPORATION Name:
O CORPORATION Name:
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SAM – Schedule Analysis Method

- Cash Flow Analysis Summary
- Each business subtotals

SAM Method — Cash Flow Analysis Worksheet

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Cash Flow Analysis Summary

A. To modify the Total No. of Months select the applicable number from the # mo. drop-down box.
B. To exclude a Subtotal from Qualifying Income, select the box to the left of the dollar amount.

	Subtotal
√	$ 10,000.00

	2019 Subtotal	2019 # mo.	2018 Subtotal	2018 # mo.	Qualifying Income	Total No. of Months
PERSONAL CASH FLOW SUBTOTALS:						
Schedule B	$ 1,200.00	12	$ 1,200.00	12	$ 100.00	24
Schedule C Tech in a Sec	$ 38,520.00	12	$ 36,000.00	12	$ 3,105.00	24
PARTNERSHIP & S CORPORATION CASH FLOW SUBTOTALS:						
Schedule K-1 Tanglewood/John 20%	$ (3,800.00)	12	$ (10,000.00)	12	$ (575.00)	24
W-2 Wages Tanglewood/John 20%	$ -	12	$ -	12	$ -	24
Form 1065 Tanglewood/John 20%	$ -	12	$ -	12	$ -	24
Partnership Tanglewood/John 20% Subtotal	$ (3,800.00)		$ (10,000.00)		$ (575.00)	
Schedule K-1 Westchester/Ginny 50%	$ 21,000.00	12	$ 20,000.00	12	$ 1,708.33	24
W-2 Wages Westchester/Ginny 50%	$ -	12	$ -	12	$ -	24
Form 1065 Westchester/Ginny 50%	$ 1,200.00	12	$ 1,000.00	12	$ 91.67	24
Partnership Westchester/Ginny 50% Subtotal	$ 22,200.00		$ 21,000.00		$ 1,800.00	
Schedule K-1 Digital Network/John 50%	$ 32,550.00	12	$ 26,900.00	12	$ 2,477.08	24
W-2 Wages Digital Network/John 50%	$ -	12	$ -	12	$ -	24
Form 1120S Digital Network/John 50%	$ 7,000.00	12	$ 10,000.00	12	$ 708.33	24
S Corporation Digital Network/John 50% Subtotal	$ 39,550.00		$ 36,900.00		$ 3,185.41	
CORPORATION CASH FLOW SUBTOTALS:						

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Rental Income Worksheet

Rental Income Worksheet

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BORROWER AND/OR CO-BORROWER NAME: | DATE:

Based on the usage of the property(ies), complete your rental analysis using Schedule E, Lease Agreement (or alternate), or Form 8825, as required by your investor. (For Schedule E – Traditional Method complete rows 14-16 & 20).

In general, investors require analysis of the most recent tax year for net rental income (loss). For your convenience, average monthly rental figures are provided.

YEAR 1: | YEAR 2:

Primary Residence (2 - 4 unit)

- O Schedule E
- O Lease Agreement (or alternate)

Investment Property

- O Schedule E
- O Lease Agreement (or alternate)

Business Rental

- O Form 8825
- O Lease Agreement (or alternate)

Comments / Notes (For a new line, hold Alt and press Enter)

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Taxable Income vs. Cash Flow

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3 Key Concepts

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Noncash Expense

- Expenses deducted from *taxable income* not requiring actual cash payment
- Common types of "noncash" expenses
  - Depreciation
  - Depletion
  - Amortization
- Add back to cash flow if included in total expenses
- Schedule C, E, F & business returns

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IRS Limited Loss/Expense

- Limits loss/expense taxpayer can deduct from taxable income
- Most common limited expense:
  - Meals
- “Nondeductible” portion must be deducted from cash flow
- Schedule C, E & business returns

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Recurring Income & Expense

Income:

Expected to continue 3 or more years

Expense:

Day-to-day cost of business operations

Nonrecurring Income & Expense

Income:

One-time occurrence (e.g., sale of an asset, prize)

Expense:

Extraordinary one-time occurrence (e.g., casualty loss)

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Business Types

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Business Structures

Sole Proprietorship	Partnership	Corporation
• Schedule C • Note: In some instances an LLC may be filed with Schedule C	• Form 1065 e.g., General, Limited & Limited Liability Company • K-1 (Form 1065), e.g., General, Limited & Limited Liability Company	• S Corporation – Form 1120S • K-1 (Form 1120S) and/or W-2 • Corporation – Form 1120 & W-2

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Schedule K-1 (Form 1120-S) 2019
Department of the Treasury
Internal Revenue Service

671119

☐ Final K-1 ☐ Amended K-1 OMB No. 1545-0123

For calendar year 2019, or tax year

beginning 2019 ending

Shareholder's Share of Income, Deductions, Credits, etc. ▶ See back of form and separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number
00-0000000

B Corporation's name, address, city, state, and ZIP code

Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss) 32,550	13	Credits
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income 1,200		
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions

Form **1125-E** (Rev. October 2016)
Department of the Treasury
Internal Revenue Service

Compensation of Officers

▶ Attach to Form 1120, 1120-C, 1120-F, 1120-REIT, 1120-RIC, or 1120S.
▶ Information about Form 1125-E and its separate instructions is at *www.irs.gov/form1125e*.

OMB No. 1545-0123

Name
INTERIOR INNOVATIONS, INCORPORATED

Employer identification number
00-0000000

Note: Complete Form 1125-E only if total receipts are $500,000 or more. See instructions for definition of total receipts.

(a) Name of officer	(b) Social security number (see instructions)	(c) Percent of time devoted to business	Percent of stock owned (d) Common	Percent of stock owned (e) Preferred	(f) Amount of compensation
1 GINNY BORROWER	000-00-0001	100%	100%	%	54,000
		%	%	%	

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Documentation Matrix

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Self-Employed Borrower

DOCUMENTATION MATRIX

The following matrix identifies the documentation you need from self-employed borrowers to substantiate the various types of income they may receive from different business structures.

NOTE: All documents must be from the most recent 2-year period. The borrower must sign all tax returns and year-to-date information. Request business tax returns when the borrower has 25% or greater ownership interest in a business.

	Sole Proprietorship	Partnership (General, Limited or LLC)	S Corporation	Corporation
Form 1040: U.S. Individual Income Tax Return) with all applicable schedules and W-2s	✓	✓	✓	✓
Schedule C: Profit or Loss from Business	✓			
Schedule E, Part II: Income or Loss From Partnerships or S Corporations		✓	✓	
Schedule K-1 (Form 1065): Partner's Share of Income, Deductions, Credits, etc.		✓		
Form 1065: U.S. Return of Partnership Income with all applicable schedules		✓		
Schedule K-1 (Form 1120S): Shareholder's Share of Income, Deductions, Credits, etc.			✓	
Form 1120S: U.S. Income Tax Return for an S Corporation with all applicable schedules			✓	
Form 1120: U.S. Corporate Income Tax Return with all applicable schedules				✓
Year-to-Date Profit & Loss Statement/ Interim Balance Sheet: as applicable	✓	✓	✓	✓
Partnership Agreement: may be required		✓		
Corporate Resolution: may be required			✓	✓

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Meet the Borrowers

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John & Ginny Borrower – 1003 Summary

Jointly

- Married with no dependents
- Own three rental properties

John

- Sole proprietor of Tech in a Sec

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Sole Proprietor SCHEDULE C

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SCHEDULE C

- Sole Proprietor
  - Single business owner
  - Report profit and loss on Schedule C
  - All profits flow directly to owner
  - Owner pays taxes on profits
  - In some instances an LLC may be filed with Schedule C

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SAM Cash Flow Worksheet

X	SCHEDULE C - SOLE PROPRIETORSHIP		
	Name:	+	-
3	Net Profit (Loss): LINE 31		
4	Deduct nonrecurring income/add nonrecurring loss or expense: LINE 6		
5	Depletion: LINE 12		
6	Depreciation: LINE 13		
7	Meals or Meals and Entertainment Exclusion: LINE 24b	( )	( )
8	Business Use of Home: LINE 30		
9	Business Miles: page 2, part IV, LINE 44a	*Miles	*Miles
10a	x Depreciation Rate 2019: $0.26, 2018: $0.25, 2017: $0.25		
10b	= Total Mileage Depreciation		
11	Amortization/Casualty Loss (only if noted): page 2, part V		
	SUBTOTAL	$ -	$ -

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SCHEDULE 1
Form 1040

SCHEDULE 1 (Form 1040 or 1040-SR)
Department of the Treasury
Internal Revenue Service

Additional Income and Adjustments to Income

▶ Attach to Form 1040 or 1040-SR.
▶ Go to *www.irs.gov/Form1040* for instructions and the latest information.

OMB No. 1545-0074
2019
Attachment Sequence No. 01

Name(s) shown on Form 1040 or 1040-SR: John & Ginny Borrower
Your social security number: 000-00-0000

At any time during 2019, did you receive, sell, send, exchange, or otherwise acquire any financial interest in any virtual currency? ☐ Yes ☒ No

Part I Additional Income

1	Taxable refunds, credits, or offsets of state and local income taxes	1	
2a	Alimony received	2a	
b	Date of original divorce or separation agreement (see instructions) ▶		
3	Business income or (loss). Attach Schedule C	3	37,200.
4	Other gains or (losses). Attach Form 4797	4	
5	Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E	5	53,350.
6	Farm income or (loss). Attach Schedule F	6	
7	Unemployment compensation	7	
8	Other income. List type and amount ▶	8	
9	Combine lines 1 through 8. Enter here and on Form 1040 or 1040-SR, line 7a	9	90,550.

Part II Adjustments to Income

10	Educator expenses	10	
11	Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106	11	
12	Health savings account deduction. Attach Form 8889	12	
13	Moving expenses for members of the Armed Forces. Attach Form 3903	13	
14	Deductible part of self-employment tax. Attach Schedule SE	14	2,360.
15	Self-employed SEP, SIMPLE, and qualified plans	15	
16	Self-employed health insurance deduction	16	3,500.
17	Penalty on early withdrawal of savings	17	
18a	Alimony paid	18a	
b	Recipient's SSN ▶		
c	Date of original divorce or separation agreement (see instructions) ▶		
19	IRA deduction	19	
20	Student loan interest deduction	20	
21	Tuition and fees. Attach Form 8917	21	
22	Add lines 10 through 21. These are your **adjustments to income.** Enter here and on Form 1040 or 1040-SR, line 8a	22	5,860.

For Paperwork Reduction Act Notice, see your tax return instructions. REV 02/06/20 TTW **Schedule 1 (Form 1040 or 1040-SR) 2019**

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Case Study pg. 8; Manual pg. 23

SCHEDULE C

SCHEDULE C
(Form 1040 or 1040-SR)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Business
(Sole Proprietorship)

▶ Go to *www.irs.gov/ScheduleC* for instructions and the latest information.
▶ Attach to Form 1040, 1040-SR, 1040-NR, or 1041; partnerships generally must file Form 1065.

OMB No. 1545-0074
2019
Attachment Sequence No. 09

Name of proprietor	Social security number (SSN)
John Borrower	000-00-0000

A Principal business or profession, including product or service (see instructions)
Computer Repair Service

B Enter code from instructions ▶ 8 1 1 4 9 0

C Business name. If no separate business name, leave blank.
Tech in a Sec

D Employer ID number (EIN) (see instr.)

E Business address (including suite or room no.) ▶ 1400 W Commercial Ave
City, town or post office, state, and ZIP code Jackson, TN 38305

F Accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) ▶

G Did you "materially participate" in the operation of this business during 2019? If "No," see instructions for limit on losses . ☒ Yes ☐ No

H If you started or acquired this business during 2019, check here ▶ ☐

I Did you make any payments in 2019 that would require you to file Form(s) 1099? (see instructions) ☒ Yes ☐ No

J If "Yes," did you or will you file required Forms 1099? ☒ Yes ☐ No

Part I Income

1	Gross receipts or sales. See instructions for line 1 and check the box if this income was reported to you on Form W-2 and the "Statutory employee" box on that form was checked ▶ ☐	1	82,000.
2	Returns and allowances	2	
3	Subtract line 2 from line 1	3	82,000.
4	Cost of goods sold (from line 42)	4	28,000.
5	**Gross profit.** Subtract line 4 from line 3	5	54,000.
6	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	3,500.
7	**Gross income.** Add lines 5 and 6 ▶	7	57,500.

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S ... l pgs. 23-25

SCHEDULE C (Form 1040)

Department of the Treasury Internal Revenue Service (99)

Profit or Loss From Business
(Sole Proprietorship)

▶ Go to *www.irs.gov/ScheduleC* for instructions and the latest information.
▶ Attach to Form 1040, 1040NR, or 1041; partnerships generally must file Form 1065.

OMB No. 1545-0074
2018
Attachment Sequence No. 09

Name of proprietor: John Borrower
Social security number (SSN): 000-00-0000

A Principal business or profession, including product or service (see instructions): Computer Repair Service
B Enter code from instructions ▶ 8 1 1 4 9 0
C Business name. If no separate business name, leave blank.: Tech in a Sec
D Employer ID number (EIN) (see instr.)
E Business address (including suite or room no.) ▶ 1400 W Commercial Ave

X	SCHEDULE C - SOLE PROPRIETORSHIP	2019	2018
	Name: Tech in a Sec	2019	2018
3	Net Profit (Loss): LINE 31	$ 37,200.00	$ 32,000.00
4	Deduct nonrecurring income/add nonrecurring loss or expense: LINE 6	$ (3,500.00)	

	Form W-2 and the "Statutory employee" box on that form was checked . . . ▶ ☐	1	71,000.
2	Returns and allowances	2	
3	Subtract line 2 from line 1	3	71,000.
4	Cost of goods sold (from line 42)	4	20,000.
5	**Gross profit.** Subtract line 4 from line 3	5	51,000.
6	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	
7	**Gross income.** Add lines 5 and 6 ▶	7	51,000.

5	**Gross profit.** Subtract line 4 from line 3	5	54,000.
6	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	6	3,500.
7	**Gross income.** Add lines 5 and 6 ▶	7	57,500.

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SCHEDULE C - page 2

Case Study pg. 9; Manual pg. 27

Schedule C (Form 1040 or 1040-SR) 2019 Page **2**

Part III **Cost of Goods Sold** (see instructions)

33 Method(s) used to value closing inventory: a ☒ Cost b ☐ Lower of cost or market c ☐ Other (attach explanation)

34 Was there any change in determining quantities, costs, or valuations between opening and closing inventory? If "Yes," attach explanation ☐ Yes ☒ No

35	Inventory at beginning of year. If different from last year's closing inventory, attach explanation	35	26,000.
36	Purchases less cost of items withdrawn for personal use	36	15,000.
37	Cost of labor. Do not include any amounts paid to yourself	37	
38	Materials and supplies	38	2,000.
39	Other costs	39	
40	Add lines 35 through 39	40	43,000.
41	Inventory at end of year	41	15,000.
42	**Cost of goods sold.** Subtract line 41 from line 40. Enter the result here and on line 4	42	28,000.

Part IV **Information on Your Vehicle.** Complete this part **only** if you are claiming car or truck expenses on line 9 and are not required to file Form 4562 for this business. See the instructions for line 13 to find out if you must file Form 4562.

43 When did you place your vehicle in service for business purposes? (month, day, year) ▶ 01/01/2016

44 Of the total number of miles you drove your vehicle during 2019, enter the number of miles you used your vehicle for:

a Business 12,000 b Commuting (see instructions) c Other 8,000

45 Was your vehicle available for personal use during off-duty hours? ☒ Yes ☐ No

46 Do you (or your spouse) have another vehicle available for personal use? ☒ Yes ☐ No

47a Do you have evidence to support your deduction? ☒ Yes ☐ No

b If "Yes," is the evidence written? ☒ Yes ☐ No

Part V **Other Expenses.** List below business expenses not included on lines 8–26 or line 30.

Dues	100.
Laundry	400.
Casualty Loss	300.

Business miles x Depreciation factor

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Effect on Cash Flow Analysis

X	SCHEDULE C - SOLE PROPRIETORSHIP		2019		2018
	Name: Tech in a Sec		2019		2018
3	Net Profit (Loss): LINE 31		$ 37,200.00		$ 32,000.00
4	Deduct nonrecurring income/add nonrecurring loss or expense: LINE 6		$ (3,500.00)		
5	Depletion: LINE 12				
6	Depreciation: LINE 13		$ 2,400.00		$ 2,000.00
7	Meals or Meals and Entertainment Exclusion: LINE 24b		($ 1,000.00)		($ 1,000.00)
8	Business Use of Home: LINE 30				
9	Business Miles: page 2, part IV, LINE 44a	*Miles	12000	*Miles	12000
10a	x Depreciation Rate 2019: $0.26, 2018: $0.25, 2017: $0.25		$ 0.26		$ 0.25
10b	= Total Mileage Depreciation		$ 3,120.00		$ 3,000.00
11	Amortization/Casualty Loss (only if noted): page 2, part V		$ 300.00		
	SUBTOTAL		$ 38,520.00		$ 36,000.00
			/12 = $3,210		/12 = $3,000
			/24 = $3,105		

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John & Ginny Borrower – 1003 Summary

Jointly

- Married with no dependents
- Own three rental properties

John

- ~~Sole proprietor of Tech in a Sec~~

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Rental Income
SCHEDULE E

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SCHEDULE 1
Form 1040

SCHEDULE 1
(Form 1040 or 1040-SR)
Department of the Treasury
Internal Revenue Service

Additional Income and Adjustments to Income

▶ Attach to Form 1040 or 1040-SR.
▶ Go to *www.irs.gov/Form1040* for instructions and the latest information.

OMB No. 1545-0074
2019
Attachment Sequence No. 01

Name(s) shown on Form 1040 or 1040-SR: John & Ginny Borrower
Your social security number: 000-00-0000

At any time during 2019, did you receive, sell, send, exchange, or otherwise acquire any financial interest in any virtual currency? ☐ Yes ☒ No

Part I Additional Income

1	Taxable refunds, credits, or offsets of state and local income taxes	1	
2a	Alimony received	2a	
b	Date of original divorce or separation agreement (see instructions) ▶		
3	Business income or (loss). Attach Schedule C	3	37,200.
4	Other gains or (losses). Attach Form 4797	4	
5	Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E	5	53,350.
6	Farm income or (loss). Attach Schedule F	6	
7	Unemployment compensation	7	
8	Other income. List type and amount ▶	8	
9	Combine lines 1 through 8. Enter here and on Form 1040 or 1040-SR, line 7a	9	90,550.

Part II Adjustments to Income

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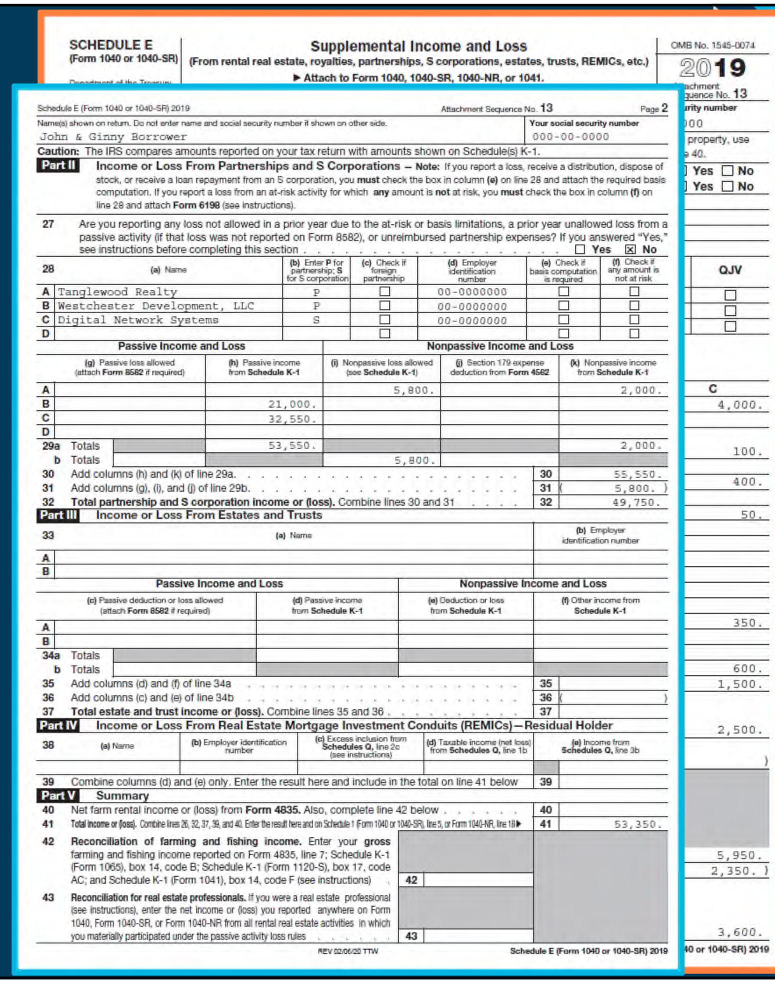
SCHEDULE E

- Supplemental Income and Loss
  - Part 1/Page 1
    - Rental Real Estate and Royalties
  - Parts 2 & 3/Page 2
    - Income or Loss from Partnerships and S Corporations
    - Income or Loss from Estates and Trusts



SCHEDULE E (Form 1040 or 1040-SR) — **Supplemental Income and Loss** (From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.) ▶ Attach to Form 1040, 1040-SR, 1040-NR, or 1041. OMB No. 1545-0074 2019

Schedule E (Form 1040 or 1040-SR) 2019 — Attachment Sequence No. 13 — Page 2

Name(s) shown on return. Do not enter name and social security number if shown on other side.: John & Ginny Borrower — Your social security number: 000-00-0000

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.

Part II Income or Loss From Partnerships and S Corporations – **Note:** If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you **must** check the box in column **(e)** on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which **any** amount is **not** at risk, you **must** check the box in column **(f)** on line 28 and attach **Form 6198** (see instructions).

27 Are you reporting any loss not allowed in a prior year due to the at-risk or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section ☐ Yes ☒ No

28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if basis computation is required	(f) Check if any amount is not at risk
A	Tanglewood Realty	P	☐	00-0000000	☐	☐
B	Westchester Development, LLC	P	☐	00-0000000	☐	☐
C	Digital Network Systems	S	☐	00-0000000	☐	☐
D			☐		☐	☐

	Passive Income and Loss		Nonpassive Income and Loss		
	(g) Passive loss allowed (attach Form 8582 if required)	(h) Passive income from Schedule K-1	(i) Nonpassive loss allowed (see Schedule K-1)	(j) Section 179 expense deduction from Form 4562	(k) Nonpassive income from Schedule K-1
A			5,800.		2,000.
B		21,000.			
C		32,550.			
D					
29a Totals		53,550.			2,000.
b Totals			5,800.		

30	Add columns (h) and (k) of line 29a	30	55,550.
31	Add columns (g), (i), and (j) of line 29b	31	(5,800.)
32	**Total partnership and S corporation income or (loss).** Combine lines 30 and 31	32	49,750.

Part III Income or Loss From Estates and Trusts

33	(a) Name	(b) Employer identification number
A		
B		

	Passive Income and Loss		Nonpassive Income and Loss	
	(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1	(f) Other income from Schedule K-1
A				
B				
34a Totals				
b Totals				

35	Add columns (d) and (f) of line 34a	35	
36	Add columns (c) and (e) of line 34b	36	( )
37	**Total estate and trust income or (loss).** Combine lines 35 and 36	37	

Part IV Income or Loss From Real Estate Mortgage Investment Conduits (REMICs)—Residual Holder

38	(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules Q, line 2c (see instructions)	(d) Taxable income (net loss) from Schedules Q, line 1b	(e) Income from Schedules Q, line 3b

39 Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below — 39

Part V Summary

40	Net farm rental income or (loss) from **Form 4835.** Also, complete line 42 below	40	
41	**Total income or (loss).** Combine lines 26, 32, 37, 39, and 40. Enter the result here and on Schedule 1 (Form 1040 or 1040-SR), line 5, or Form 1040-NR, line 18 ▶	41	53,350.
42	**Reconciliation of farming and fishing income.** Enter your **gross** farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120-S), box 17, code AC; and Schedule K-1 (Form 1041), box 14, code F (see instructions)	42	
43	**Reconciliation for real estate professionals.** If you were a real estate professional (see instructions), enter the net income or (loss) you reported anywhere on Form 1040, Form 1040-SR, or Form 1040-NR from all rental real estate activities in which you materially participated under the passive activity loss rules	43	

REV 02/06/20 TTW — Schedule E (Form 1040 or 1040-SR) 2019

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SCHEDULE E

- Source of rental income
  - Subject 2-4 unit Primary
  - Subject 1-4 unit Investment
  - Non subject investment

- Type of rental income
  - Long term
  - Short term

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Rental Income

- How long property has been owned or in service
  - Current calendar year
  - Prior calendar year
- If owned in prior calendar year(s)
  - Long-term rental (generally 12-month Schedule E history)
  - Short-term rental (generally 24-month Schedule E history)

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40

Rental Income Worksheet

Rental Income Worksheet

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BORROWER AND/OR CO-BORROWER NAME: DATE:

Based on the usage of the property(ies), complete your rental analysis using Schedule E,
Lease Agreement (or alternate), or Form 8825, as required by your investor.
(For Schedule E – Traditional Method complete rows 14-16 & 20).

In general, investors require analysis of the most recent tax year for net rental income (loss).
For your convenience, average monthly rental figures are provided.

YEAR 1: YEAR 2:

Primary Residence (2 - 4 unit)

- O Schedule E
- O Lease Agreement (or alternate)

Investment Property

- O Schedule E
- O Lease Agreement (or alternate)

Business Rental

- O Form 8825
- O Lease Agreement (or alternate)

Comments / Notes (For a new line, hold Alt and press Enter)

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Case Study pg. 13; Manual pg. 39

	Property:	111 State Street Jackson TN	
	Rental Income (Loss) Calculation		2019
14	Number of Months: Maximum 12		12
15	Income (Loss): Schedule E Line 21	$	(2,350.00)
16	Depreciation: Schedule E Line 18	$	2,500.00
17	Taxes: Schedule E Line 16	$	1,200.00
18	Mortgage Interest: Schedule E Lines 12 & 13	$	4,400.00
19	Insurance: Schedule E Line 9	$	300.00
20	Other: Amortization/Casualty Loss/HOA Dues, if applicable: Schedule E Line 19		
21	Annual Gross Rental Income (Loss)	$	6,050.00
22	Monthly Gross Rental Income (Loss)	$	504.17
23	Monthly PITIA	($	1,000.00)
24	NET Monthly Rental Income (Loss)	$	(495.83)

$6,050/12 mos. = $504 mo.

Verify mortgage payment:

- credit report
- monthly or year-end statement

Verify with statements:

- HOA dues
- flood insurance
- etc…

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

▶ Go to www.irs.gov/ScheduleE for instructions and the latest information.

OMB No. 1545-0074 2019 Attachment Sequence No. 13

ny Borrower — Your social security number 000-00-0000

come or Loss From Rental Real Estate and Royalties **Note:** If you are in the business of renting personal property, use hedule C (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

ke any payments in 2019 that would require you to file Form(s) 1099? (see instructions) ☒ Yes ☐ No

l you or will you file required Forms 1099? ☒ Yes ☐ No

l address of each property (street, city, state, ZIP code)

tate Street Jackson TN 38301

f 9th St Jackson TN 38301

idley Blvd Memphis TN 38111

of Property list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
		A	365	0	☐
		B	365	0	☐
		C	90	0	☐

rty: / Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental / Residence 4 Commercial 6 Royalties 8 Other (describe)

Properties:		A	B	C
ceived	3	6,200.	17,500.	4,000.
s received	4			
Expenses:				
5 Advertising	5			100.
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7	150.	750.	400.
8 Commissions	8			
9 Insurance	9	300.	2,300.	50.
10 Legal and other professional fees	10			
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12	4,400.	5,300.	
13 Other interest	13			
14 Repairs	14			
15 Supplies	15			
16 Taxes	16	1,200.	1,200.	350.
17 Utilities	17		2,500.	
18 Depreciation expense or depletion	18	2,500.	2,000.	
19 Other (list) ▶ Home Owner's Assoc. Fees	19			600.
20 Total expenses. Add lines 5 through 19	20	8,550.	14,050.	1,500.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-2,350.	3,450.	2,500.

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SCHEDULE E
Traditional Calculation

Case Study pg. 13; Manual pg. 39

	Property:	321 Ridley Blvd Memphis TN
	Rental Income (Loss) Calculation	2019
14	Number of Months: Maximum 12	3
15	Income (Loss): Schedule E Line 21	$ 2,500.00
16	Depreciation: Schedule E Line 18	
17	Taxes: Schedule E Line 16	
18	Mortgage Interest: Schedule E Lines 12 & 13	
19	Insurance: Schedule E Line 9	
20	Other: Amortization/Casualty Loss/HOA Dues, if applicable: Schedule E Line 19	
21	Annual Gross Rental Income (Loss)	$ 2,500.00
22	Monthly Gross Rental Income (Loss)	$ 833.33
23	Monthly PITIA	( )
24	**NET Monthly Rental Income (Loss)**	$ 833.33

SCHEDULE E (Form 1040 or 1040-SR)
Department of the Treasury Internal Revenue Service (99)

Supplemental Income and Loss
(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)
▶ Attach to Form 1040, 1040-SR, 1040-NR, or 1041.
▶ Go to www.irs.gov/ScheduleE for instructions and the latest information.

OMB No. 1545-0074
2019
Attachment Sequence No. 13

Name(s) shown on return: John & Ginny Borrower
Your social security number: 000-00-0000

Part I **Income or Loss From Rental Real Estate and Royalties** **Note:** If you are in the business of renting personal property, use **Schedule C** (see instructions). If you are an individual, report farm rental income or loss from **Form 4835** on page 2, line 40.

A Did you make any payments in 2019 that would require you to file Form(s) 1099? (see instructions) ☒ Yes ☐ No
B If "Yes," did you or will you file required Forms 1099? ☒ Yes ☐ No

each property (street, city, state, ZIP code)
eet Jackson TN 38301
Jackson TN 38301
vd Memphis TN 38111

2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the **QJV** box only if you meet the requirements to file as a qualified joint venture. See instructions.

	Fair Rental Days	Personal Use Days	QJV
A	365	0	☐
B	365	0	☐
C	90	0	☐

3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
4 Commercial 6 Royalties 8 Other (describe)

Properties:		A	B	C
	3	6,200.	17,500.	4,000.
	4			
	5			100.
instructions)	6			
nance	7	150.	750.	400.
	8			
	9	300.	2,300.	50.
essional fees	10			
	11			
aid to banks, etc. (see instructions)	12	4,400.	5,300.	
	13			
	14			
15 Supplies	15			
16 Taxes	16	1,200.	1,200.	350.
17 Utilities	17		2,500.	
18 Depreciation expense or depletion	18	2,500.	2,000.	
19 Other (list) ▶ Home Owner's Assoc. Fees	19			600.
20 Total expenses. Add lines 5 through 19	20	8,550.	14,050.	1,500.
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file **Form 6198**	21	-2,350.	3,450.	2,500.

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Purpose of Cash Flow Analysis

Verify qualifying income that is:

- ✓ Stable
- ✓ Likely to continue

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Summary

- Identified components of personal tax forms
- Introduced cash flow analysis concepts
- Converted tax entries into cash flow:
  - Schedule C Sole Proprietorship
  - Schedule E Rental Income
- Completed SAM Cash Flow Analysis and Rental Income Worksheets using personal tax returns

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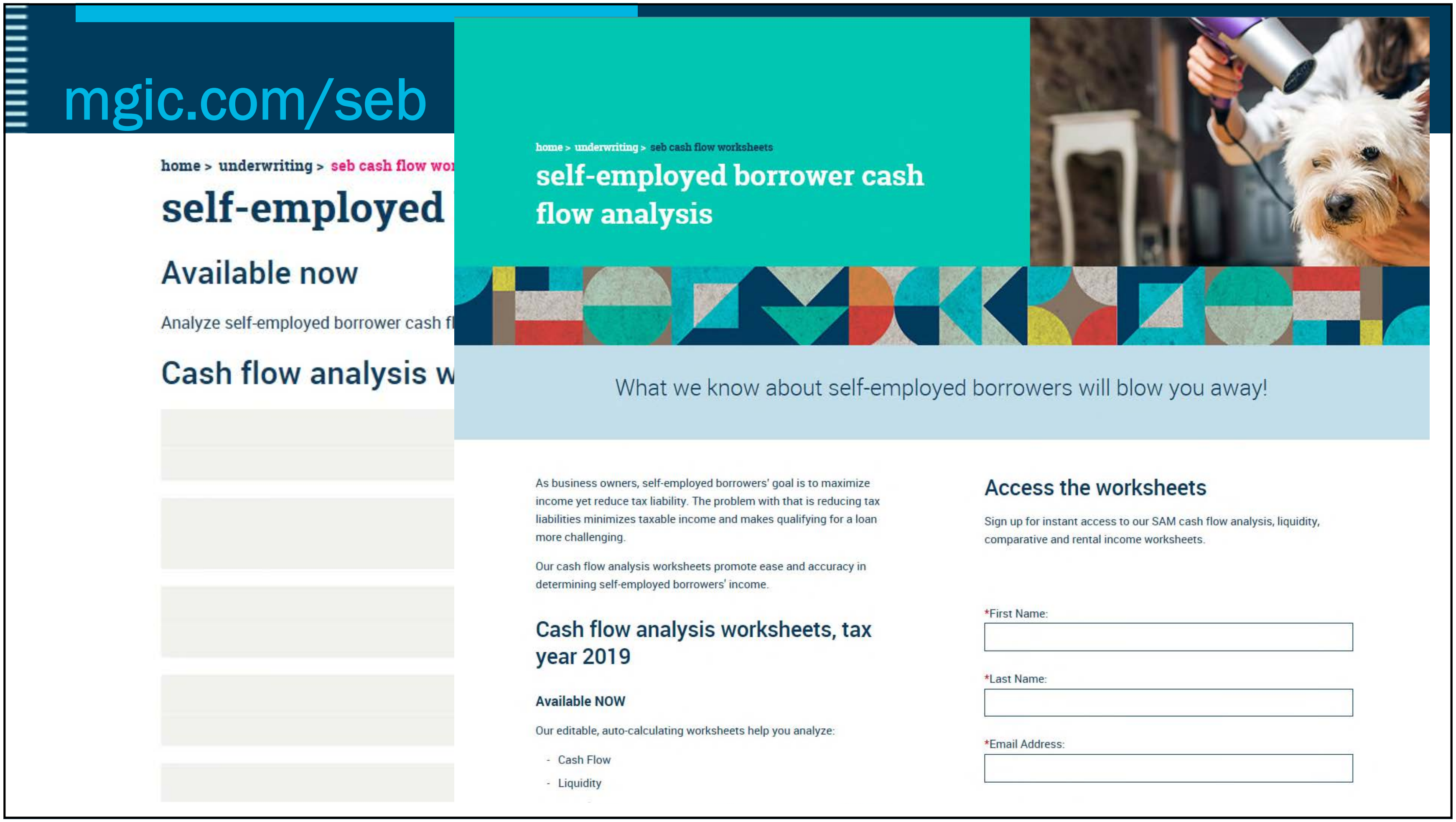
Tools for success!


mgic.com/seb
home > underwriting > seb cash flow wo
self-employed
Available now
Analyze self-employed borrower cash f
Cash flow analysis w
home > underwriting > seb cash flow worksheets
self-employed borrower cash flow analysis
What we know about self-employed borrowers will blow you away!
As business owners, self-employed borrowers' goal is to maximize income yet reduce tax liability. The problem with that is reducing tax liabilities minimizes taxable income and makes qualifying for a loan more challenging.
Our cash flow analysis worksheets promote ease and accuracy in determining self-employed borrowers' income.
Cash flow analysis worksheets, tax year 2019
Available NOW
Our editable, auto-calculating worksheets help you analyze:
- Cash Flow
- Liquidity
Access the worksheets
Sign up for instant access to our SAM cash flow analysis, liquidity, comparative and rental income worksheets.
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*Last Name:
*Email Address:

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