REAL ESTATE INVESTMENT INTELLIGENCE

GoodGroundIQ

Smarter Deals. Stronger Returns.

Professional Property Underwriting & Rehab Cost Analysis

A step-by-step tutorial

Starting a deal · Rent and sale comps · Underwriting · Rehab cost analysis · Saving and backups · Lender reports · Install on phone or computer

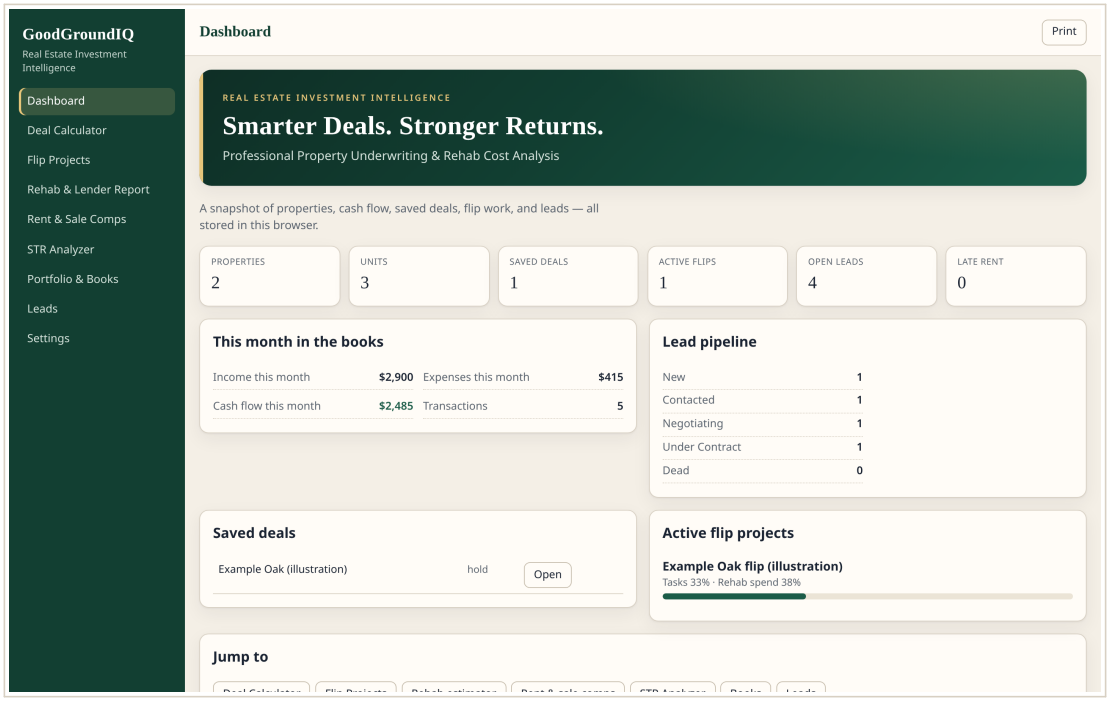
How to use this guide

This tutorial walks you through a complete deal in GoodGroundIQ: starting a property, pulling rent and sale comps, underwriting the numbers, building a rehab budget, saving your work, and printing a report for a lender or partner. Everything stays in your browser unless you export a backup. The app works offline except for optional live comps.

Open index.html or goodgroundiq.html in any modern browser, or use the installed app on your phone or computer. You can also open Help & Tutorial inside the app at any time. The screenshots in this guide use clearly labeled illustration data.

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- Flip Projects, STR Analyzer, Portfolio & Books, and Leads
- Install the app on your phone or computer



The Dashboard shows portfolio totals, books, leads, and saved deals. Illustration data is labeled as such.

1. Start a deal and enter the property

1 Open GoodGroundIQ and go to Deal Calculator in the left sidebar (or use Jump to on the Dashboard).

2 Choose a strategy tab: Buy & Hold for a long-term rental, Fix & Flip for a purchase-rehab-sale, BRRRR for buy, rehab, refinance, and rent, or Short-Term Rental for nightly stays.

3 Give the deal a name in the top bar (for example, “12 Oak Street — buy and hold”).

4 Enter the purchase price, closing costs, and a rehab budget if you have one. You can type a rehab total now or build it later in Rehab & Lender Report.

5 Fill in financing (down payment, rate, term, and points) or check Cash purchase.

6 Add income and operating expenses: monthly rent or nightly rate, vacancy or occupancy, taxes, insurance, repairs, CapEx, and management.

You do not need an API key to underwrite. If you want live comps first, start with Settings and Rent & Sale Comps (section 2), then send those figures into the calculator. To click around with fictional sample properties, open Settings and choose Load illustration data.

2. Pull rent and sale comps

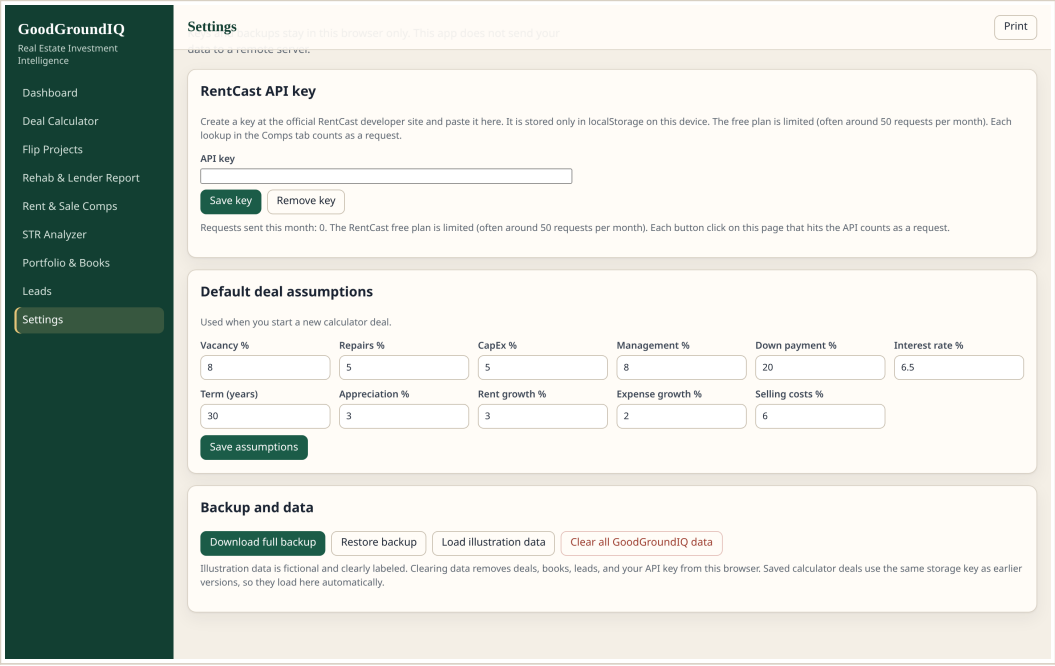
Add a RentCast API key

1 Open Settings.

2 Paste your official RentCast API key into the API key field and click Save key. The key is stored only in this browser on this device. GoodGroundIQ does not send it anywhere except to RentCast when you run a lookup.

3 Create a key in your RentCast account’s API / developer area. The free plan is limited, often to about 50 lookups per month. Each button you click on the Comps tab that contacts the API counts as a request. The page shows a monthly request counter.

If you delete your RentCast account or the API plan ends, the key stops working. The rest of GoodGroundIQ keeps working, and you can still enter comps by hand.



Settings: store a RentCast key locally, set default assumptions, and back up or restore all data.

Run a live lookup

1 Open Rent & Sale Comps.

2 Enter the full address as Street, City, State, ZIP. You can optionally add property type, beds, baths, and square footage.

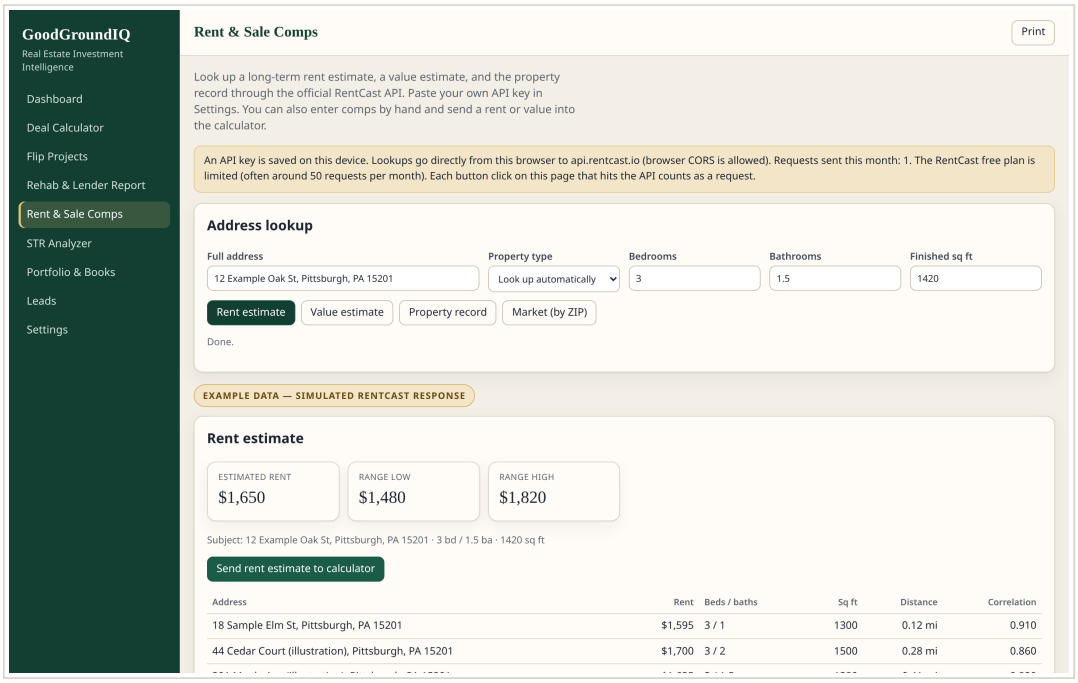
3 Click Rent estimate, Value estimate, Property record, or Market (by ZIP).

4 Review the estimate, the range, and the comparable table.

5 Click Send rent estimate to calculator or Send value estimate to calculator as ARV to drop the figure into the open deal.

Manual comps (always available)

Use manual comps when you have no key, a lookup fails, you are offline, or you want to add your own sales and rents. Click Add rent comp or Add sale comp, enter address, rent or price, beds, baths, square footage, and notes, then send the median rent or median sale price (as ARV) to the calculator.



Rent & Sale Comps with a labeled example estimate (simulated RentCast response for this guide).

3. Underwrite the deal in the calculator

The calculator updates as you type. Numbers are estimates from your assumptions, not an appraisal or a loan offer.

Buy & Hold and Short-Term Rental — key outputs

• Monthly / annual cash flow — cash left after operating expenses and the mortgage payment. Positive means the property pays you; negative means you must feed it.

• NOI (net operating income) — effective income minus operating expenses, before debt service. Used for cap rate and DSCR.

• Cap rate — NOI ÷ purchase price. Cap rate on cost uses purchase + closing + rehab (and furnishings for short-term stays).

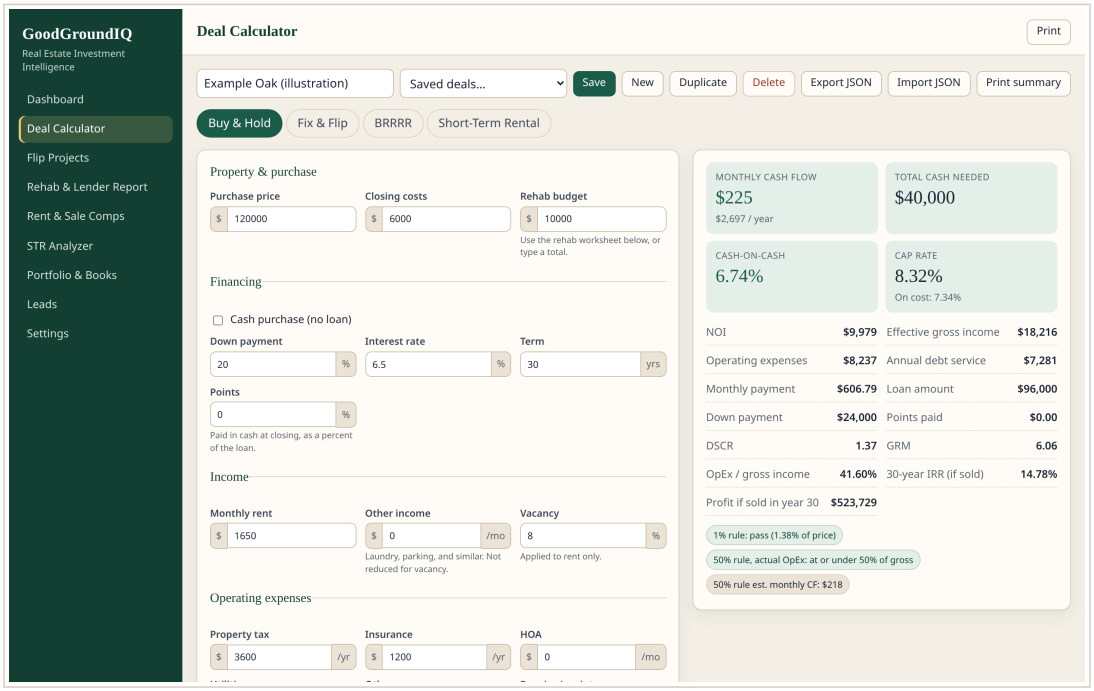
• Cash-on-cash (CoC) — annual cash flow ÷ cash you invested. If a refinance returns all of your cash and cash flow is still positive, CoC is shown as infinite.

• DSCR (debt service coverage) — NOI ÷ annual mortgage payments. Lenders often look for 1.20 or higher; a number below 1.00 means NOI does not cover the debt.

• GRM — purchase price ÷ annual gross rent. The 1% rule checks whether monthly rent (or average monthly gross revenue for a short-term stay) is at least 1% of the purchase price. The 50% rule is a quick check that treats half of rent as expenses, and also flags whether your actual operating expenses are at or under 50% of gross income.

• 30-year projection and IRR — year-by-year value, loan balance, equity, cash flow, and the internal rate of return if you sold that year after selling costs.

Vacancy applies to scheduled rent only. Repairs and CapEx are a percent of gross rent (or gross booking revenue). Management is a percent of collected rent, or of net booking income for short-term stays. Mortgage points are paid in cash at closing and are not added to the loan.

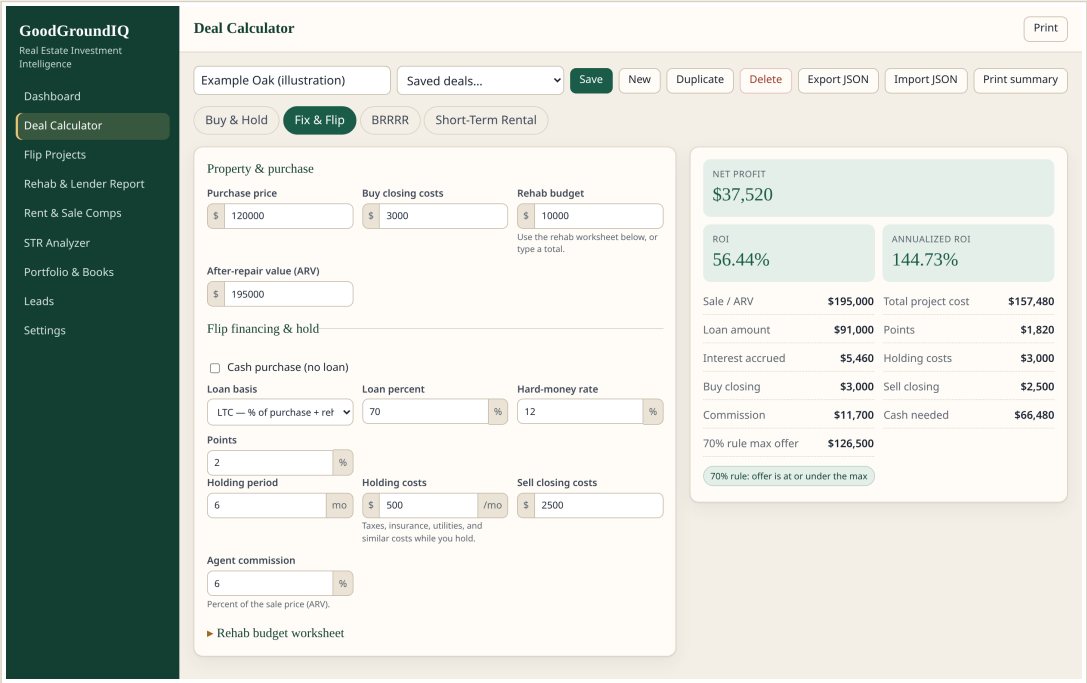


Buy & Hold underwriting for an illustration property: cash flow, cap rate, cash-on-cash, and DSCR update as you type.

Fix & Flip

Enter purchase, rehab, after-repair value (ARV), hold period, holding costs, hard-money terms (LTC or LTV, rate, and points), and buy/sell closing costs and commission.

Key outputs include total project cost, net profit, ROI, annualized ROI, and cash needed (total cost minus the loan). The 70% rule max offer is 70% of ARV minus rehab. If your purchase price is above that, the check fails. This is a common rule of thumb, not a requirement. Flip interest is simple interest over the hold (loan × rate × months ÷ 12).



Fix & Flip results, including net profit, ROI, and the 70% rule max offer.

BRRRR

Enter the purchase loan, rehab, ARV, refinance LTV, new rate and term, and refinance costs, plus the same rental operations as Buy & Hold. Key outputs are cash left in the deal or cash out after refinance, post-refi cash flow, and cash-on-cash (infinite if all of your money is out and cash flow is positive). Initial loan payments and holding costs during the rehab months are added to cash in.

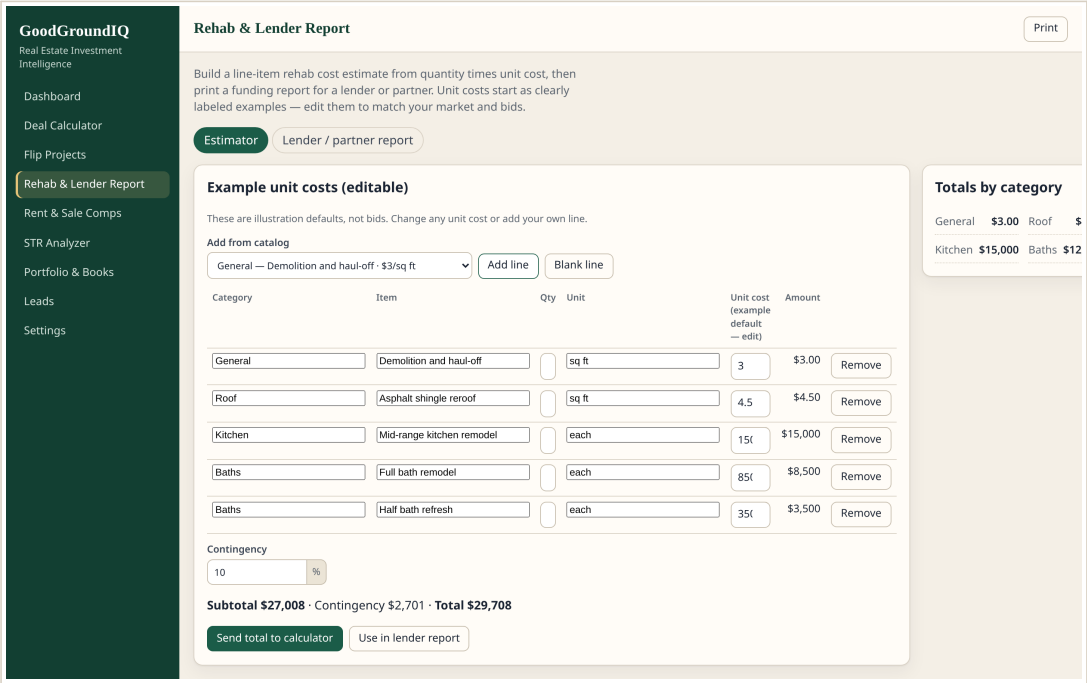
Short-Term Rental income

Enter your own nightly rate and occupancy (live short-term market data is not built in). Average stay length drives turnover count, cleaning-fee income, and cleaning cost. Furnishings are added to cash invested, not to monthly expenses. Platform fees come out of gross bookings.

4. Build a rehab budget and attach it to the deal

1. Open Rehab & Lender Report and stay on the Estimator tab.
2. Choose a line from the catalog (roof, kitchen, baths, and so on) or add a blank line.
3. Edit quantity and unit cost. The catalog prices are example defaults, not bids — change them to match your market.
4. Set a contingency percent (10% is a common starting point). The total is subtotal plus contingency.
5. Click Send total to calculator to write that total into the deal’s rehab field. You can also click Use in lender report.

The calculator also has a simpler Rehab budget worksheet (fixed categories plus contingency) if you want to stay on that tab.



The Rehab Estimator: catalog lines, editable unit costs, contingency, and a total you can send to the calculator.

5. Save, load, duplicate, and back up

Deals are stored in this browser only.

- Save stores the current calculator deal under the name you entered.
- Saved deals... reloads a deal you already saved.
- New starts a blank deal using your default assumptions from Settings.
- Duplicate copies the current deal so you can try another offer or strategy.
- Delete removes the saved deal from this browser.
- Export JSON / Import JSON on the calculator bar exchange deals only.

For a full backup of deals, books, leads, projects, comps, and settings (including your API key), open Settings and click Download full backup. The file is named goodgroundiq-backup.json. To restore later, use Restore backup. Restoring replaces all GoodGroundIQ data in this browser. If you switch browsers or computers, import the backup or the deal JSON. Clearing site data, or clicking Clear all GoodGroundIQ data, removes local records unless you have a file.

6. Print a lender report or deal summary

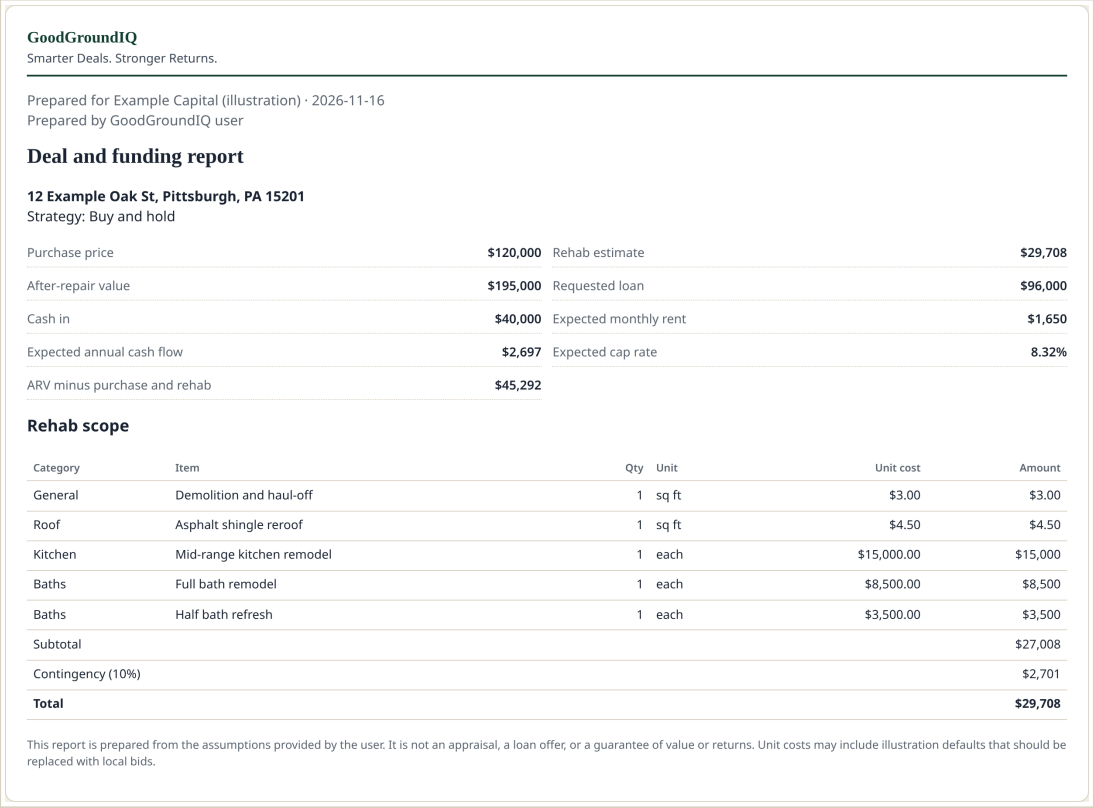
Deal summary (calculator)

1. Open the deal in Deal Calculator.
2. Click Print summary (or Print in the top bar).
3. In the browser print dialog, choose Save as PDF or a printer. The one-page summary includes the GoodGroundIQ name, the headline Smarter Deals. Stronger Returns., your assumptions, key returns, and a condensed 30-year table (years 1, 5, 10, 15, 20, 25, and 30).

Lender / partner report

1. Finish the rehab estimate (section 4).
2. Open the Lender / partner report tab.
3. Fill in the property address, who the report is for, purchase price, ARV, loan request, cash in, and expected rent or cash flow — or click Pull figures from the open calculator deal.
4. Click Print report, then Save as PDF or print.

The report states that it is prepared from your assumptions and is not an appraisal, a loan offer, or a guarantee of value.



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Prepared for Example Capital (illustration) · 2026-11-16
Prepared by GoodGroundIQ user

Deal and funding report

12 Example Oak St, Pittsburgh, PA 15201
Strategy: Buy and hold

Purchase price	$120,000	Rehab estimate	$29,708
After-repair value	$195,000	Requested loan	$96,000
Cash in	$40,000	Expected monthly rent	$1,650
Expected annual cash flow	$2,697	Expected cap rate	8.32%
ARV minus purchase and rehab	$45,292		

Rehab scope

Category	Item	Qty	Unit	Unit cost	Amount
General	Demolition and haul-off	1	sq ft	$3.00	$3.00
Roof	Asphalt shingle reroof	1	sq ft	$4.50	$4.50
Kitchen	Mid-range kitchen remodel	1	each	$15,000.00	$15,000
Baths	Full bath remodel	1	each	$8,500.00	$8,500
Baths	Half bath refresh	1	each	$3,500.00	$3,500
Subtotal					$27,008
Contingency (10%)					$2,701
Total					**$29,708**

This report is prepared from the assumptions provided by the user. It is not an appraisal, a loan offer, or a guarantee of value or returns. Unit costs may include illustration defaults that should be replaced with local bids.

A lender / partner report with GoodGroundIQ letterhead, deal figures, and rehab scope. Print it or save it as a PDF from your browser.

Flip Projects

Use Flip Projects to manage a rehab after you have underwritten it. Click New project, or From a saved deal to copy purchase, ARV, and rehab line items. Track budget versus actual by category, a task list (not started / in progress / done, with due dates and assignees), and a draw schedule (planned, requested, or funded). The project shows planned versus actual profit, task progress, and draws funded.

STR Analyzer

There is no free official short-term rental data feed in the app. In STR Analyzer you can enter comparable listings you collected yourself (nightly rate, occupancy, reviews, bedrooms), review averages and medians (including implied annual revenue), and build a twelve-month grid of rate and occupancy, including cleaning-fee income from turnovers. Click Send average rate and occupancy to the calculator, or prefill the seasonal grid from your listing averages.

Portfolio & Books

Portfolio & Books is for properties you already own. It is a bookkeeping aid, not tax advice. Add properties and units, then leases to build a rent roll (tenant, rent, term, due day). Record income and expense transactions. Categories follow the public line names on IRS Schedule E, Part I. Depreciation is included only if you enter it; the app does not calculate it. CSV import maps date, amount, and description columns and applies your category rules (if a bank description contains a word you specify, it gets that category). Reports include a monthly profit-and-loss, a per-property split, and a Schedule E–style annual summary. Rent due / late compares each active lease to rent payments in that month. Export transactions as CSV whenever you want a spreadsheet copy.

Leads

Leads is an off-market pipeline you fill in yourself. There is no skip tracing and no scraping. Add a lead with address, owner name, phone, email, source (driving for dollars, list, referral, or other), tags, notes, and a follow-up date. Move cards across the board: New, Contacted, Negotiating, Under Contract, and Dead. Open in Google Maps opens the address in a new tab. Import or export the list as CSV.

Install the app on your phone or computer

GoodGroundIQ is a website you can also install so it opens like an app and works offline (live RentCast lookups still need a network).

iPhone or iPad (Safari). Open the site → tap the Share button → Add to Home Screen → Add. You can then launch it from your home screen.

Android (Chrome). Open the site → tap the menu (three dots) → Install app or Add to Home screen. If you have an Android package (.apk) from a GoodGroundIQ build, you can install that file instead (you may need to allow installation from that source).

Windows or Mac. In Chrome or Edge, open the site and use Install / Add to desktop if the browser offers it, or use a packaged desktop build if you were given a Windows or Mac installer. You can also keep using the HTML file in any browser; export a backup first if you will move to another device.

Data stays on the device or browser where you use it. After you install on a new phone or computer, restore a goodgroundiq-backup.json file in Settings if you want your existing deals and books.

A few things to keep in mind

- All figures come from the assumptions you type. They are not an appraisal, tax opinion, or offer of financing.
- Live rent and value comps require your own RentCast key and count against that plan. Manual comps always work.
- Short-term occupancy and nightly rates are entered by you.
- Back up regularly if the numbers matter to you.

For a short visual walkthrough, see tutorial/GoodGroundIQ-Walkthrough.mp4 when that file is in the same project folder. You can also open Help & Tutorial inside the app at any time.