

P3 | Property Evidence & Decision Board

EXAMPLE - all property figures and evidence are hypothetical. Version 1.1 | USD | en-US

Choose up to three properties

Activate one Property slot at a time. Inactive slots require no invented records. Enter ID, version, as-of date, start date, purpose, capital limit and period. Complete each relevant number and its state. Unknown stays pending. Not applicable requires an explicit zero; a retained nonzero amount is invalid. Zero is accepted only with a coherent state and reconciled account totals.

Transfer labeled snapshots

Manually copy P1 and P2 results with source names, property IDs, versions, evidence dates and model start. Files are descriptions, not fragile external formulas. Mismatches keep comparison results pending. Reconcile source versions explicitly before changing the snapshot labels.

Keep account scopes intact

P1 total reserves must equal P2 replacement funds plus separate operating cash. A mismatch leaves funding amounts, initial commitment and cash-on-cash pending. NOI, annual cash and cap rate retain their own validation. Your recorded choice remains visible with a funding warning until reconciled.

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Maintain an evidence register

Each property has 30 editable evidence slots. Record the claim, units/period, basis, source/date, status, question, owner, due date, decision impact, model/version and resolution. Keep seller history or contradictions as evidence without pretending they answer buyer-specific questions. Set review-by dates when appropriate.

Write the decision

The Decision sheets group questions by property and export a readable record. Expand the print area to include more active evidence rows before printing. A recorded source is not an automatic confirmation. Choose Advance, Decline or Obtain evidence yourself and state conditions, next action, owner/date and trigger.

Use Cedar and the delay-year example

Cedar keeps buyer insurance and roof scope pending despite advertised rent \$2,900 and historical seller premium \$900. Birch advances only the funded delay alternative, with \$114.50 minimum operating cash on December 31, 2026 and separate \$2,500 replacement floor. PDFs are static; native workbooks calculate and preserve source context.

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Manual snapshots; no file links or buy score. A complete arithmetic scenario is not verified evidence. Each column stands alone; unused slots are inactive.

	ALDER-01	BIRCH-01	CEDAR-01
	Stabilized	First year two-month delay	First year pending scope
Initial cash committed	\$86,000.00	\$83,000.00	PENDING - reconcile funding
Annual NOI	\$15,376.32	\$15,584.00	PENDING - snapshot state / handoff
Annual cash after reserves	(\$2,592.99)	(\$588.99)	PENDING - snapshot state / handoff
Cap rate	6.15%	7.08%	PENDING - snapshot state / handoff
Cash-on-cash BEFORE reserves	0.47%	2.90%	PENDING - reconcile funding

	ALDER-01	BIRCH-01	CEDAR-01
	Stabilized	First year two-month delay	First year pending scope
Total initial reserves	\$7,500.00	\$17,500.00	PENDING - reconcile funding
Replacement account	\$7,500.00	\$13,500.00	PENDING - reconcile funding
Operating cash account	\$0.00	\$4,000.00	PENDING - reconcile funding
Lowest replacement balance	PENDING - snapshot state / handoff	\$2,500.00	PENDING - reconcile funding
User-written disposition	Decline	Advance	Obtain evidence funding unreconciled
Handoff consistency	MATCHED ID / version / accounts; verify source	MATCHED ID / version / accounts; verify source	PENDING - reserve accounts

Read each model period before comparing. Funding-dependent snapshots stay pending until reserve accounts reconcile. NOI, annual cash and cap rate retain their own validation. The recorded disposition is human; an unreconciled funding label requires review of its reasoning.

P3 | Decision record - slot 1

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Slot state

Active

Property ID

ALDER-01

Analysis version

v1

Model period

Stabilized

Purpose

Self-supporting rental income

Available property capital

\$90,000.00

Initial cash committed

\$86,000.00

Annual NOI

\$15,376.32

Annual cash AFTER reserves

(\$2,592.99)

P1 total initial reserves

\$7,500.00

P2 replacement reserve at start

\$7,500.00

Separate operating cash at start

\$0.00

Lowest replacement balance

PENDING - snapshot state / handoff

P3 | Decision record - slot 1

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Disposition

Decline

User reason (check funding status)

Rent less mortgage looks positive, but complete annual cash after reserves is negative. Decline at offered terms for this income purpose.

Next action / missing documents

Retain analysis and request no commitment at these terms.

Decision owner

Buyer

Decision date

Oct 3, 2026

Review trigger

Revisit only after supported changes to price, rent, costs or purpose.

Handoff consistency

MATCHED ID / version / accounts; verify source

Reserve account reconciliation

MATCH - total equals two accounts

P3 | Decision record - slot 1

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OPEN QUESTIONS / EVIDENCE, grouped for this property. Empty slots stay unused. Recorded evidence still requires judgment about whether it answers the claim. Each statement carries its property ID, readiness and source date here. PENDING evidence does not invalidate independent financial snapshots. Full sources and versions remain in the workbook.

Property: ALDER-01 | MODELED | Source date: Oct 3, 2026

All case data are hypothetical | Scenario | Obtain current property-specific documents before reliance. | Owner: Buyer | Due: Oct 10, 2026 | Impact: Could change costs, timing and disposition. | Resolution: Open: illustrative assumptions require replacement.

Property: ALDER-01 | MODELED | Source date: Oct 3, 2026

Price and rental operation | Scenario | Verify contract, rent support and operating expenses. | Owner: Buyer | Due: Oct 10, 2026 | Impact: Establish initial capital and annual cash. | Resolution: Open pending current evidence.

P3 | Decision record - slot 2

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Slot state	Active
Property ID	BIRCH-01
Analysis version	v2-D1
Model period	First year two-month delay
Purpose	Conditional due diligence within separate \$85,000 capital limit
Available property capital	\$85,000.00
Initial cash committed	\$83,000.00
Annual NOI	\$15,584.00
Annual cash AFTER reserves	(\$588.99)
P1 total initial reserves	\$17,500.00
P2 replacement reserve at start	\$13,500.00
Separate operating cash at start	\$4,000.00
Lowest replacement balance	\$2,500.00

P3 | Decision record - slot 2

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Disposition

Advance

User reason (check funding status)

Advance only under funded delay-year scenario: \$4,000 operating cash covers peak \$3,885.50; lowest \$114.50 on December 31, 2026. Replacement \$13,500 remains separate with \$2,500 floor. Total \$83,000 leaves \$2,000 uncommitted. Verify quotes and dates before commitment.

Next action / missing documents

Verify cash dates, roof scope and buyer insurance; preserve the dated operating bridge.

Decision owner

Buyer

Decision date

Oct 3, 2026

Review trigger

Reopen for earlier bills, delayed receipts, cost changes, or capital use above 85000.

Handoff consistency

MATCHED ID / version / accounts; verify source

Reserve account reconciliation

MATCH - total equals two accounts

P3 | Decision record - slot 2

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OPEN QUESTIONS / EVIDENCE, grouped for this property. Empty slots stay unused. Recorded evidence still requires judgment about whether it answers the claim. Each statement carries its property ID, readiness and source date here. PENDING evidence does not invalidate independent financial snapshots. Full sources and versions remain in the workbook.

Property: BIRCH-01 | MODELED | Source date: Oct 3, 2026

All case data are hypothetical | Scenario | Obtain current property-specific documents before reliance. | Owner: Buyer | Due: Oct 10, 2026 | Impact: Could change costs, timing and disposition. | Resolution: Open: illustrative assumptions require replacement.

Property: BIRCH-01 | MODELED | Source date: Oct 3, 2026

Price and rental operation | Scenario | Verify contract, rent support and operating expenses. | Owner: Buyer | Due: Oct 10, 2026 | Impact: Establish initial capital and annual cash. | Resolution: Open pending current evidence.

Property: BIRCH-01 | MODELED | Source date: Oct 3, 2026

Operating cash before first rent | Scenario | Verify first receipt and actual bill dates. | Owner: Buyer | Due: Oct 9, 2026 | Impact: Lowest \$114.50 December 31, 2026; delay can exceed funding. | Resolution: Separate from \$13,500 replacement reserve; total commitment \$83,000.

P3 | Decision record - slot 2

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Property: BIRCH-01 | MODELED | Source date: Oct 3, 2026

Roof and replacement account | Scenario | Written scope and due-date confirmation. | Owner:

Inspector | Due: Oct 9, 2026 | Impact: Keep replacement floor \$2,500; no use for operating bills. |

Resolution: Reserve transfer \$250/month; operating cash \$4,000 excluded.

P3 | Decision record - slot 3

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Slot state	Active
Property ID	CEDAR-01
Analysis version	v1
Model period	First year pending scope
Purpose	Assess only after buyer costs and roof scope known
Available property capital	\$85,000.00
Initial cash committed	PENDING - reconcile funding
Annual NOI	PENDING - snapshot state / handoff
Annual cash AFTER reserves	PENDING - snapshot state / handoff
P1 total initial reserves	PENDING - reconcile funding
P2 replacement reserve at start	PENDING - reconcile funding
Separate operating cash at start	PENDING - reconcile funding
Lowest replacement balance	PENDING - reconcile funding

P3 | Decision record - slot 3

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Disposition

Obtain evidence | funding unreconciled

User reason (check funding status)

**Advertised rent is not an underwriting result.
Buyer insurance and roof scope are unknown.
Seller historical \$900 premium cannot
establish buyer coverage or price. Returns
remain pending.**

Next action / missing documents

**Broker: buyer quote by Oct8.
Inspector/specialist: roof scope by Oct9.
Manager: rent support.**

Decision owner

Buyer

Decision date

Oct 3, 2026

Review trigger

**Reopen when written buyer quote, roof scope
and rent support arrive.**

Handoff consistency

PENDING - reserve accounts

Reserve account reconciliation

PENDING - reserve amount / state

P3 | Decision record - slot 3

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OPEN QUESTIONS / EVIDENCE, grouped for this property. Empty slots stay unused. Recorded evidence still requires judgment about whether it answers the claim. Each statement carries its property ID, readiness and source date here. PENDING evidence does not invalidate independent financial snapshots. Full sources and versions remain in the workbook.

Property: CEDAR-01 | MODELED | Source date: Oct 3, 2026

All case data are hypothetical | Scenario | Obtain current property-specific documents before reliance. | Owner: Buyer | Due: Oct 10, 2026 | Impact: Could change costs, timing and disposition. | Resolution: Open: illustrative assumptions require replacement.

Property: CEDAR-01 | MODELED | Source date: Oct 3, 2026

Price and rental operation | Scenario | Verify contract, rent support and operating expenses. | Owner: Buyer | Due: Oct 10, 2026 | Impact: Establish initial capital and annual cash. | Resolution: Open pending current evidence.

Property: CEDAR-01 | PENDING - evidence / conflicting or old claim | Source date: Oct 3, 2026

Seller insurance history | Outdated | Obtain buyer-specific coverage, exclusions and premium. | Owner: Broker | Due: Oct 8, 2026 | Impact: NOI and returns remain pending; historical invoice is insufficient. | Resolution: Unresolved: retain historical claim, do not treat as buyer quote.

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Property: CEDAR-01 | PENDING - evidence / conflicting or old claim | Source date: Oct 3, 2026
Roof scope unknown | Unknown | Obtain inspection and specialist repair/replacement scope. |
Owner: Inspector | Due: Oct 9, 2026 | Impact: Initial work and replacement timing remain pending.
| Resolution: Open: specialist response required.

Property: CEDAR-01 | RECORDED - judge claim scope | Source date: Oct 3, 2026
Advertised rent | Estimate | Request comparable condition and rent support. | Owner: Manager |
Due: Oct 9, 2026 | Impact: Changes income assumptions; not a confirmed receipt. | Resolution:
Open: do not use as an automatic return rank.