

P3 | Property Evidence & Decision Board

YOUR COPY - enter your facts in gold cells. Unknown is not zero. 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.

	INACTIVE	INACTIVE	INACTIVE
	INACTIVE	INACTIVE	INACTIVE
Initial cash committed	INACTIVE	INACTIVE	INACTIVE
Annual NOI	INACTIVE	INACTIVE	INACTIVE
Annual cash after reserves	INACTIVE	INACTIVE	INACTIVE
Cap rate	INACTIVE	INACTIVE	INACTIVE
Cash-on-cash BEFORE reserves	INACTIVE	INACTIVE	INACTIVE

	INACTIVE	INACTIVE	INACTIVE
	INACTIVE	INACTIVE	INACTIVE
Total initial reserves	INACTIVE	INACTIVE	INACTIVE
Replacement account	INACTIVE	INACTIVE	INACTIVE
Operating cash account	INACTIVE	INACTIVE	INACTIVE
Lowest replacement balance	INACTIVE	INACTIVE	INACTIVE
User-written disposition	INACTIVE	INACTIVE	INACTIVE
Handoff consistency	INACTIVE	INACTIVE	INACTIVE

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	INACTIVE
Property ID	INACTIVE
Analysis version	INACTIVE
Model period	INACTIVE
Purpose	INACTIVE
Available property capital	INACTIVE
Initial cash committed	INACTIVE
Annual NOI	INACTIVE
Annual cash AFTER reserves	INACTIVE
P1 total initial reserves	INACTIVE
P2 replacement reserve at start	INACTIVE
Separate operating cash at start	INACTIVE
Lowest replacement balance	INACTIVE

P3 | Decision record - slot 1

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Disposition

INACTIVE

User reason (check funding status)

INACTIVE

Next action / missing documents

INACTIVE

Decision owner

INACTIVE

Decision date

INACTIVE

Review trigger

INACTIVE

Handoff consistency

INACTIVE

Reserve account reconciliation

INACTIVE

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.

P3 | Decision record - slot 2

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Slot state	INACTIVE
Property ID	INACTIVE
Analysis version	INACTIVE
Model period	INACTIVE
Purpose	INACTIVE
Available property capital	INACTIVE
Initial cash committed	INACTIVE
Annual NOI	INACTIVE
Annual cash AFTER reserves	INACTIVE
P1 total initial reserves	INACTIVE
P2 replacement reserve at start	INACTIVE
Separate operating cash at start	INACTIVE
Lowest replacement balance	INACTIVE

P3 | Decision record - slot 2

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Disposition

INACTIVE

User reason (check funding status)

INACTIVE

Next action / missing documents

INACTIVE

Decision owner

INACTIVE

Decision date

INACTIVE

Review trigger

INACTIVE

Handoff consistency

INACTIVE

Reserve account reconciliation

INACTIVE

P3 | Decision record - slot 2

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P3 | Decision record - slot 3

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Slot state	INACTIVE
Property ID	INACTIVE
Analysis version	INACTIVE
Model period	INACTIVE
Purpose	INACTIVE
Available property capital	INACTIVE
Initial cash committed	INACTIVE
Annual NOI	INACTIVE
Annual cash AFTER reserves	INACTIVE
P1 total initial reserves	INACTIVE
P2 replacement reserve at start	INACTIVE
Separate operating cash at start	INACTIVE
Lowest replacement balance	INACTIVE

P3 | Decision record - slot 3

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Disposition

INACTIVE

User reason (check funding status)

INACTIVE

Next action / missing documents

INACTIVE

Decision owner

INACTIVE

Decision date

INACTIVE

Review trigger

INACTIVE

Handoff consistency

INACTIVE

Reserve account reconciliation

INACTIVE

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.