

ESTATELOGIX

COCKPIT GUIDE

How to build, analyse and understand your real estate investment model

SINGLE UNIT

Full and fractional

MULTI-UNIT

**Matrix and
projections**

REPORTS

Investor-ready output

GETTING STARTED: CREATE YOUR ACCOUNT

An account is required before you can model a unit.

- Clicking 'Start modelling', New Unit or the Cockpit without being signed in opens the 'Create an account' page first.
- After signing up (or signing in with Google), you are taken straight back to where you were heading, e.g. the New Unit form.
- New accounts confirm their email address via the link in their inbox.

Direct links:

- Create an account: <https://estatelogix.app/auth?mode=signup>
- Sign in: <https://estatelogix.app/auth>

Already have an account? Use 'Sign in' on the same page.

The current EstateLogix flow

Choose the workspace that matches the investment: one property in the Cockpit, or many units in a development.

1 Start a unit

New Unit brief, navigation and mobile

2 Build one unit

Acquisition, operations, expenses and exit

3 Analyse results

Scenarios, IRR, MOIC, ROI and cash flow

4 Use assistance

Suggestions, hygiene checks and verification

5 Save and report

Saved Projections, sharing and branding

6 Build multi-unit

Project setup, units and CSV import

7 Compare units

Shared assumptions, matrix and rent estimates

8 Read projections

Cash flow, value, equity and unit comparisons

Important

EstateLogix calculates projections from your inputs. AI suggestions and charts are starting points—not valuations, live market evidence, or guaranteed returns.

Start every single unit in New Unit

New Unit collects the property brief first, then opens a complete Cockpit. A fresh unit always starts empty, so nothing is assumed for you.

The screenshot shows the 'New Unit' interface in the EstateLogix Cockpit. At the top, there's a header with the EstateLogix logo and a '/ New unit.' breadcrumb. A navigation bar includes a 'Back to my cockpit' button, a 'Saved units' link, and a refresh icon. The main content area is titled 'Start from a property brief' with a subtext: 'Give the property's basics and EstateLogix fills in a full working model — rent, expense lines, debt and exit — which you can then adjust in the cockpit.'

The form is divided into two main sections:

- The property:** This section includes input fields for 'Unit name' (marked as optional), 'Area / Neighbourhood' (with a hint 'e.g. Downtown'), 'City' (with a hint 'e.g. Dubai'), 'Country' (with a hint 'e.g. UAE'), 'Location type' (a dropdown menu), 'Asset class' (a dropdown menu with 'Residential (single unit)' selected), and 'Size' (a numeric input with '129' and a unit selector set to 'sqm').
- The numbers:** This section includes 'Currency' (a dropdown set to 'USD'), 'Purchase price' (a numeric input with '1000000' and a unit selector set to 'USD', with a hint '8,333 USD per sqm'), 'Cap rate' (a numeric input with '5.5' and a unit selector set to '%', with a hint 'Implies about 35,000 USD of net operating income'), and 'Ownership' (a dropdown menu with 'Full Ownership' selected).

At the bottom of the form is a 'Build the model' button. In the bottom right corner of the interface, there is an orange 'Give feedback' button.

- 1 Property brief**
 Enter name, area, city, country, location type, property type and size.
- 2 Deal type**
 Choose full or fractional ownership, or Other.
- 3 Open the Cockpit**
 Your brief carries straight into the Property panel, where it stays editable.
- 4 Back to my cockpit**
 Returns to the unit you were working on instead of starting again.
- 5 Start here**
 A fresh unit shows Start here — name your unit in the header, blinking gently; type straight into it to name and begin.

The Cockpit, at a glance

Enter assumptions on the left and read live results on the right. Every change immediately recalculates the selected scenario.

Harbour Row, Unit 4

Full
Fractional
New Unit
Multi-Unit
Save Unit
Saved Units
My Plan
Tester Feedback
Investor report
Open
Guide

Property

Area / neighbourhoodLisbon
CityLisbon
CountryPortugal
Location typeUrban / city centre
Size140 sqm

Acquisition

Purchase price1250000 USD
Acquisition costs3 %
Structuring fee2 %
Loan to value60 %
Interest rate6.25 %

Fractional structure

Fraction size (ticket)50000 USD
Number of fractions11
Sets the fraction size from the equity required
Equity to place\$562,500
Share per fraction8.89%
Yr 1 distribution / fraction\$976
Exit proceeds / fraction\$61,999

Downside
Base
Upside

INVESTOR IRR

6.8%

MOIC

1.37x

YR 1 CASH YIELD

2.0%

AVG CASH YIELD

2.6%

Total project cost

\$1,312,500

Debt

\$750,000

Equity required

\$562,500

Investor equity

\$50,000

Exit value

\$1,484,668

Net exit proceeds

\$697,493

Total distributions

\$68,587

Capital recovered

Year 5

Assumption assistant

Suggest figures

Residential (single unit)

Lisbon, Portugal

Ask for market-typical figures for this asset class and location, then apply the ones you agree with. Suggestions are a starting point, not advice — verify before you publish.

SCENARIO SPREAD

Downside

-1.5%

0.93x

Base

6.8%

1.37x

Upside

10.4%

1.61x

ASSUMPTION HYGIENE - 0

No flags — assumptions sit within conventional ranges.

CALCULATION TRACE

Projections are illustrative and based on the assumptions above. They are not an offer, and past or modelled performance is not a guide to future results.

Give feedback

1

Inputs

Acquisition, operations, expense lines and exit assumptions.

2

Live results

IRR, MOIC, cash yield, equity and distributions update immediately.

3

Scenarios

Switch between downside, base and upside without changing the saved base case.

4

Year by year

Review projected rent, costs, cash flow and exit timing; on mobile this table scrolls inside its own section.

Start, save and move around

The current header uses unit language consistently and reorganises itself on smaller screens.



1

New Unit

Enter a property brief and open a new single-unit model.

2

Multi-Unit

Build and compare a development.

3

Save Unit

Saves the unit you are editing.

4

Saved Units

Opens Saved Projections: all single units and developments.

5

My Plan

Manage access and compare or change plans.

6

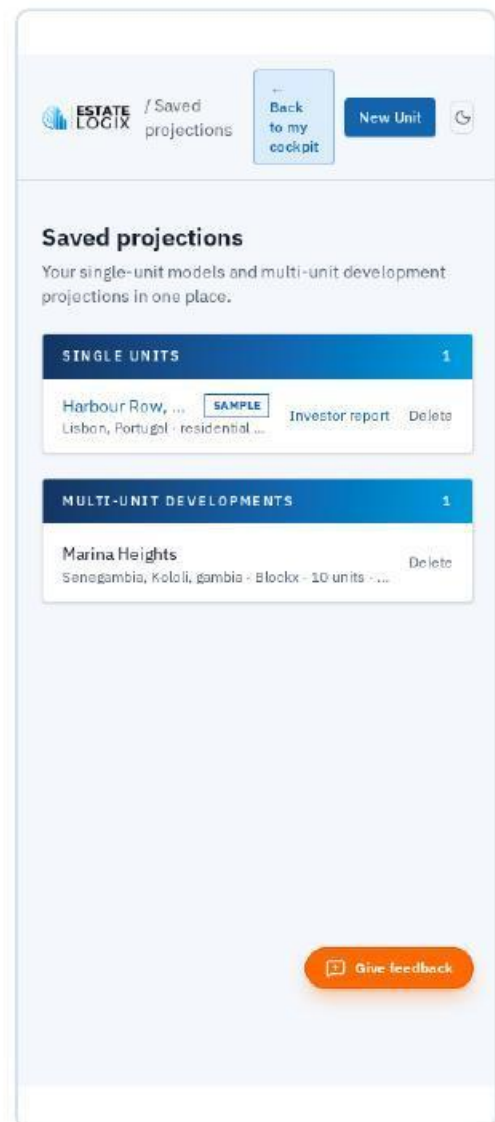
Mobile

The menu becomes five columns; only the year table scrolls sideways.

7

Test accounts

An orange Give feedback control may appear.



Acquisition and financing

Read purchase economics and debt together: leverage can reduce initial equity while increasing return volatility.

Acquisition	
Purchase price	1250000 USD
Acquisition costs	3 %
Structuring fee	2 %
Loan to value	60 %
Interest rate	6.25 %

1

Purchase price

Use the contract or expected acquisition price in the unit currency.

2

Acquisition costs

Enter buying taxes, legal, notary, broker and closing costs as a percentage.

3

Structuring fee

Add any one-off arrangement or sponsor fee; leave at zero when none applies.

4

Loan to value

The debt share of the purchase price.

5

Interest rate

The annual financing-cost assumption used in projected cash flow.

Operations, expenses and exit

Use supportable rent, visible recurring costs and a clear holding-period exit assumption.

Operations

Gross annual rent	96000	USD
Vacancy	6	%
Rent growth	3	%
Expense inflation	2.5	%

Exit

Hold period	5	years
Annual appreciation	3.5	%
Exit costs	2.5	%

1

Gross annual rent

Use contracted rent or a market-supported estimate—not a target return.

2

Vacancy and growth

Allow for downtime, then apply a repeatable annual rent-growth assumption.

3

Expense lines

Add fixed annual costs or percentage-of-rent costs; fixed lines can inflate.

4

Hold and appreciation

Set the holding period and expected annual value change.

5

Exit costs

Deduct selling costs from projected sale value before investor proceeds.

Scenarios and year-by-year output

Base is the working case. Downside and upside show sensitivity to changed assumptions, not promises about outcomes.

Operations

Gross annual rent

96000

USD

Vacancy

6

%

Rent growth

3

%

Expense inflation

2.5

%

Expense lines

Property management

8

%

Maintenance & reserves

9500

USD

Insurance

4200

USD

Property tax

11000

USD

Exit

Hold period

5

Yrs

Annual appreciation

3.5

%

Exit costs

2.5

%

Year by year

YR	GROSS RENT	OP EX	NOI	DEBT	CASH FLOW	INVESTOR	CUMULATIVE
1	\$96,000	-\$32,380	\$63,620	-\$46,875	\$16,745	\$976	\$976
2	\$98,880	-\$33,228	\$65,652	-\$46,875	\$18,777	\$1,142	\$2,118
3	\$101,846	-\$34,098	\$67,748	-\$46,875	\$20,873	\$1,312	\$3,430
4	\$104,902	-\$34,991	\$69,911	-\$46,875	\$23,036	\$1,488	\$4,918
5	\$108,049	-\$35,908	\$72,141	-\$46,875	\$25,266	\$1,670	\$6,588

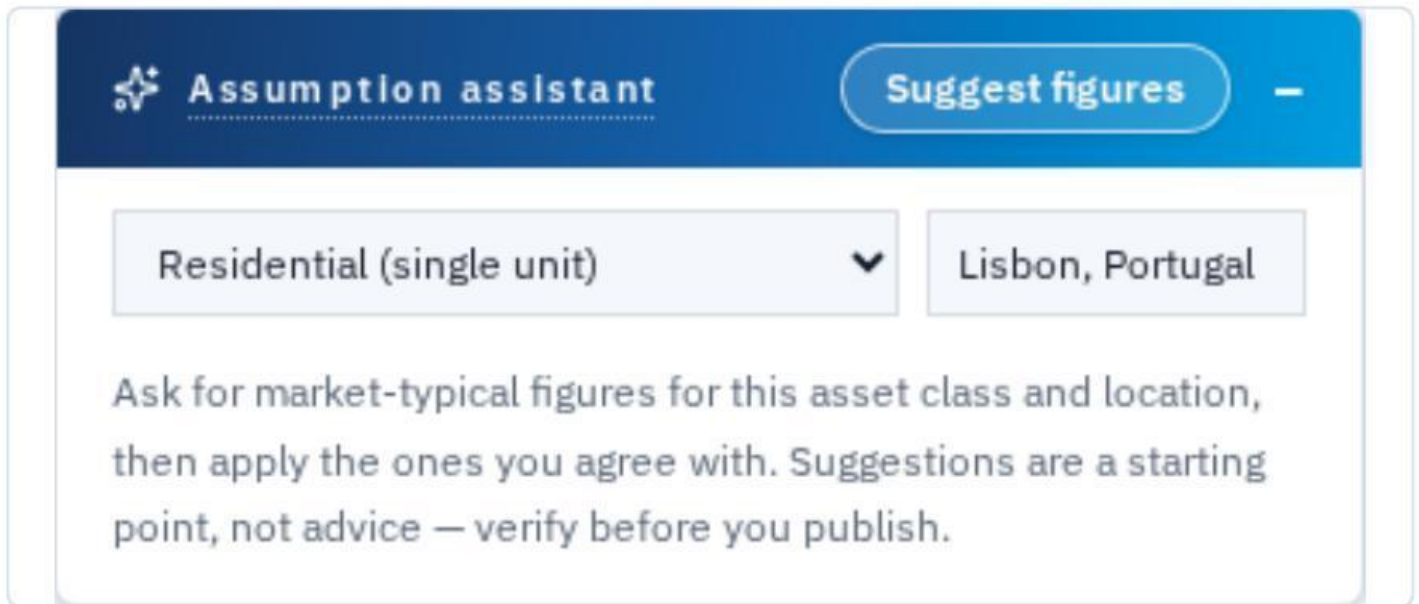
Give feedback

Your data is encrypted and protected

- IRR**
 Annualised return accounting for the timing of invested and distributed cash.
- MOIC**
 Total investor distributions divided by invested equity.
- Cash yield**
 Year-one investor cash flow divided by invested equity.
- Scenario spread**
 Compare downside, base and upside before sharing.
- Year by year**
 Inspect the path of income, costs and cash flow—not only the headline return.

Assumption assistant and hygiene

Use suggestions to create a defensible starting point, then verify every figure before applying or publishing it.



Assumption assistant Suggest figures

Residential (single unit) ▼ Lisbon, Portugal

Ask for market-typical figures for this asset class and location, then apply the ones you agree with. Suggestions are a starting point, not advice — verify before you publish.

1

Give context

Choose the asset class and enter a useful location.

2

Suggest figures

Receive market-typical starting assumptions from learned patterns.

3

Review each card

Suggestions include rationale and confidence.

4

Apply explicitly

Nothing changes until Apply; later use Refresh for a new suggestion.

5

Check hygiene

Warnings identify assumptions that may be inconsistent, aggressive or incomplete.

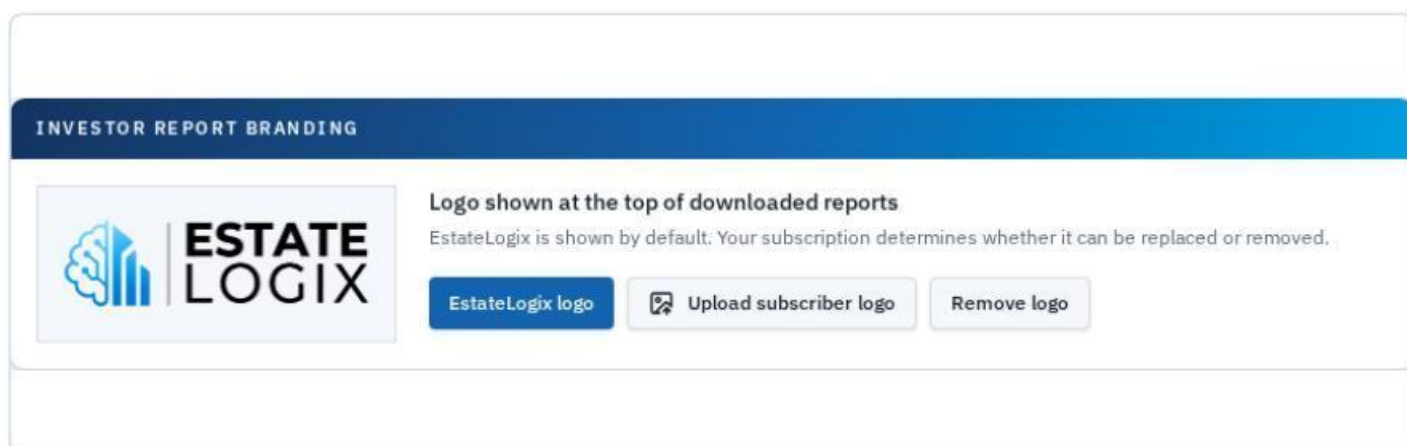
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Scope

No live-listing search; not valuation, tax, legal or investment advice.

Saved Projections and investor output

Save Unit creates a persistent model. Saved Projections lists every single unit and multi-unit development in one overview.



- 1 **One overview**
Single units and developments appear in two sections with the same row layout: open, details, Delete.
- 2 **Sample**
Harbour Row, Unit 4 is marked SAMPLE and can be opened for exploration.
- 3 **Investor report**
Recipients see the published model, not the editing Cockpit.
- 4 **Branding**
EstateLogix is default. Eligible plans can use a subscriber logo; white-label plans can remove it.
- 5 **Configure**
Choose report branding in My Plan before producing investor material.

From development to unit models

A development shares assumptions across many units, compares them in one matrix, and opens any unit in the Cockpit.

The screenshot displays the ESTATE LOGIX Cockpit interface for a multi-unit development project. The interface is organized into several sections:

- PROJECT DETAILS:** Includes fields for Project Name (Marina Heights), Area / Neighbourhood (Senegambia), City (Koloé), Country (gambia), Location Type (Beachfront), and Developer Name (Blockx). A "Save details" button is present.
- PROJECT CURRENCY:** Set to EUR – Euro. A note states: "All prices, rents and results on this page are shown in this currency. Changing it re-labels amounts; it does not convert them."
- ADD A UNIT:** Fields for Unit Code (A-204), Type (Apartment), Floor (3), Bedrooms, Size (SQM), Purchase / Build Cost (EUR), and Expected Annual Rent (EUR). A "Suggest rent" button is available.
- MULTIPLE UNITS IMPORT (CSV):** Includes a "Bulk import" button and a note about uploading a CSV file.
- PROJECT ASSUMPTIONS (INHERITED BY EVERY UNIT):** Fields for Acquisition Costs % (10), Structuring Fee % (0), Loan to Value % (0), Interest Rate % (6.25), Vacancy % (15), Rent Growth % P.A. (3), Expense Inflation % P.A. (2.5), Hold Period (Years) (10), Appreciation % P.A. (10), and Exit Costs % (5). A "Save assumptions" button is present.
- Summary Metrics:** Displays Units (10), Total Price (€1,683,000), Total Equity (€1,851,300), Avg Cap Rate (4.10%), and Avg IRR (11.5%).
- PROJECT INVESTMENT MATRIX:** A section for entering rent data, with a note: "Type a rent straight into the Annual rent column (saved when you leave the box), or click + on a row for..."

- 1 **Project setup**
Currency, location, developer and shared assumptions live once at project level.
- 2 **Unit facts**
Each row keeps its own code, type, size, price, rent and status.
- 3 **Matrix**
Compare every unit using the same calculation engine.
- 4 **Open in Cockpit**
Open creates a full-ownership unit model with shared assumptions applied.

Currency and project details

Complete location details before asking for rent suggestions; better context improves the relevance of the estimate.

PROJECT CURRENCY

EUR — Euro

▼

All prices, rents and results on this page are shown in this currency. Changing it relabels amounts; it does not convert them.

PROJECT DETAILS

PROJECT NAME

Marina Heights

AREA / NEIGHBOURHOOD

Senegambia

CITY

Kotoli

COUNTRY

gambia

LOCATION TYPE

Beachfront

▼

DEVELOPER NAME

Blockx

Save details

The location and its type are used by the AI rent suggestions, so fill them in for better estimates.

1

Choose currency

Prices, rents, results and chart axes use this currency.

2

No automatic conversion

Changing currency relabels existing amounts; it does not convert values.

3

Complete location

Add area, city, country and location type.

4

Location type

Choose beachfront, close to beach, urban, suburban, business, resort, gated or rural.

5

Save details

Project name and developer can be edited here.

Manual entry or bulk CSV

Add one unit directly, or import a schedule when the project contains many units.

ADD A UNIT

UNIT CODE

A-204

TYPE

Apartment

FLOOR

2

BEDROOMS

SIZE (SQM)

PURCHASE / BUILD COST (EUR)

EXPECTED ANNUAL RENT (EUR)

+ Suggest rent

Add unit

The unit appears in the matrix below; click Open on a row to model it in the Cockpit.

MULTIPLE UNITS IMPORT (CSV)

Bulk import

Have many units? Click [Choose file](#) to upload a CSV with one row per unit instead of adding them one by one.

1

Manual unit

Enter code, type, floor, bedrooms, size, cost, expected annual rent and status.

2

Number controls

Numeric fields include up/down controls; type starts as Apartment.

3

Suggest rent

Request or refresh an estimate, review range and confidence, then Apply.

4

Bulk import

Choose CSV, check mappings, then add to or replace existing units.

5

Many units

Shared assumptions apply to every row; bulk rent estimates still require application.

Project assumptions and buying costs

Fields start empty; the lighter grey number is the default used until you enter and save your own value.

PROJECT ASSUMPTIONS (INHERITED BY EVERY UNIT)

ACQUISITION COSTS % ⓘ Σ Calc	STRUCTURING FEE % ⓘ	LOAN TO VALUE % ⓘ	INTEREST RATE % ⓘ	VACANCY % ⓘ
10	0	0	6.25	15
RENT GROWTH % P.A. ⓘ	EXPENSE INFLATION % P.A. ⓘ	HOLD PERIOD (YEARS) ⓘ	APPRECIATION % P.A. ⓘ	EXIT COSTS % ⓘ
3	2.5	10	10	5

Save assumptions

Fields start empty — the grey number is the typical default used until you type your own. The matrix below updates live; saving keeps your figures for next time.

1

Inherited by every unit

LTV, interest, vacancy, growth, inflation, hold, appreciation and exit costs stay consistent.

2

Acquisition helper

Open Σ Calc beside Acquisition costs %.

3

Itemised percentages

Transfer tax, stamp duty, legal, notary, broker, inspection and other costs add together.

4

Scales per unit

Percentages produce the correct cost for each unit price.

5

Live, then save

The matrix updates immediately; Save assumptions keeps the values.

The Project Investment Matrix

Use the matrix for precise comparison. Swipe or scroll inside it when the full set of columns cannot fit.

PROJECT INVESTMENT MATRIX														
Type a rent straight into the Annual rent column (saved when you leave the box), or click + on a row for an AI suggestion. Changed the location, price or other details? Just click + again for a fresh suggestion — you can do this as often as you like. + Suggest rent for all units														
Unit	Type	Beds	Sqm	Price	Price/sqm	Annual rent	Yr-1 NOI	Cap rate	Equity	Annual ROI	Total ROI	IRR	MOIC	Status
A-001	—	1	58	€92,000	€1,586	6000	€3,548	3.85%	€101,200	3.5%	164.4%	11.3%	2.64x	available
A-101	—	1	63	€105,000	€1,667	6600	€3,894	3.71%	€115,500	3.4%	162.9%	11.2%	2.63x	available
A-201	—	2	79	€122,000	€1,544	9600	€5,664	4.64%	€134,200	4.2%	172.7%	11.9%	2.73x	available
A-301	—	2	84	€137,000	€1,631	9600	€5,664	4.13%	€150,700	3.8%	167.4%	11.5%	2.67x	available
A-401	—	2	81	€149,000	€1,840	10800	€6,372	4.28%	€163,900	3.9%	168.9%	11.6%	2.69x	available
A-501	—	2	92	€169,000	€1,837	12000	€7,088	4.19%	€185,900	3.8%	168.0%	11.5%	2.68x	available
A-601	—	3	105	€192,000	€1,829	14400	€8,496	4.42%	€211,200	4.0%	170.4%	11.7%	2.70x	available
A-701	—	2	98	€205,000	€2,092	13200	€7,788	3.80%	€225,500	3.5%	163.9%	11.2%	2.64x	available
A-801	—	3	116	€234,000	€2,017	16800	€9,912	4.24%	€257,400	3.9%	168.5%	11.5%	2.66x	available
A-1001	—	3	124	€278,000	€2,242	18000	€10,620	3.82%	€305,800	3.5%	164.1%	11.2%	2.64x	available
Total (10)				€1,663,000		€117,000	€69,030	4.10%	€1,851,300	11.5%	2.67x			

1

Editable rent

Type rent or refresh the AI estimate even when rent already exists.

2

Return measures

Compare Year-1 NOI, cap rate, equity, Annual ROI, Total ROI, IRR and MOIC.

3

Annual ROI

First-year cash flow after costs and debt, divided by invested equity; excludes sale.

4

Total ROI

Full-hold projected profit divided by invested equity; does not show timing.

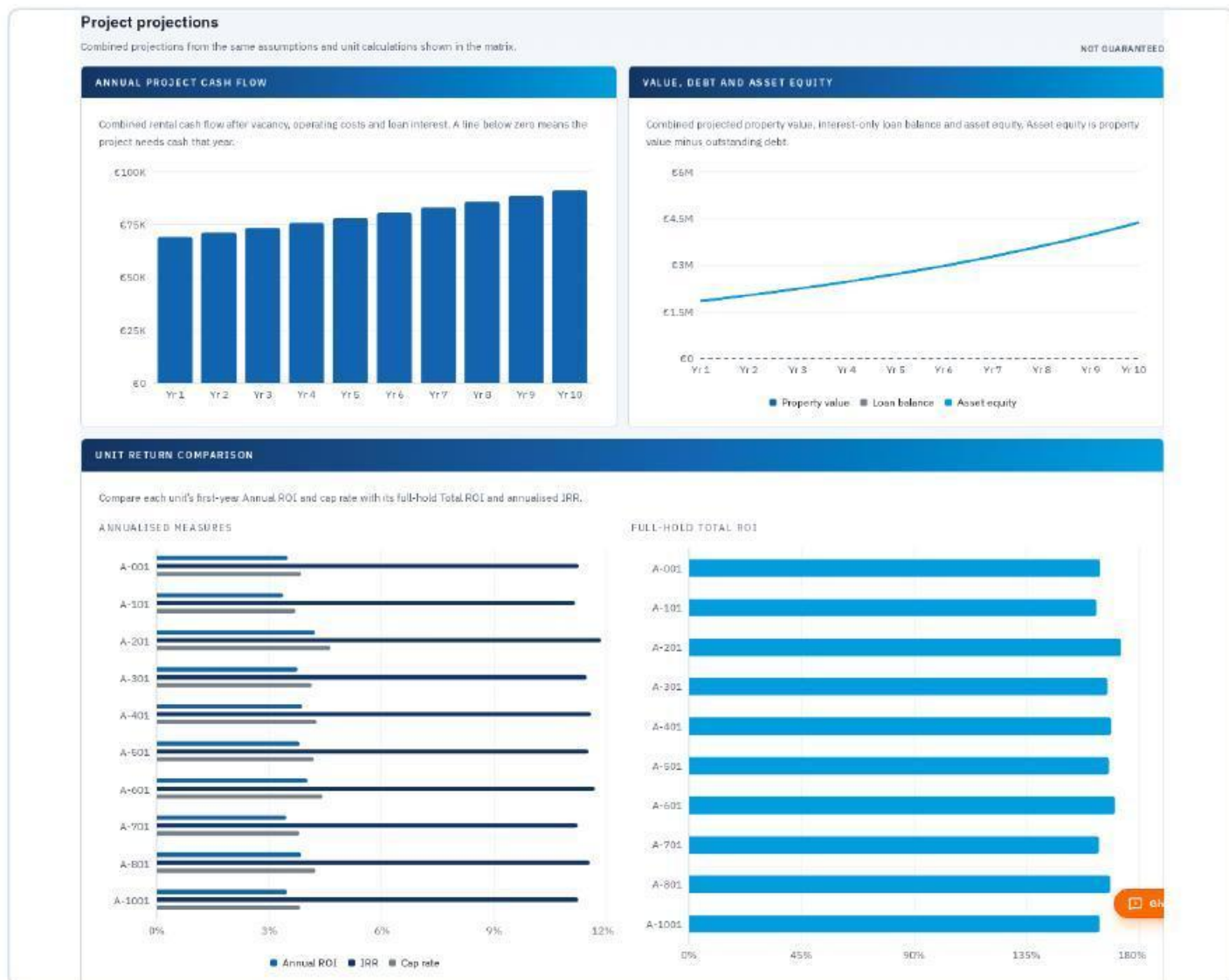
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Export or open

Download CSV, or open any row in the Cockpit for deeper analysis.

Project projections

These charts aggregate the same unit calculations and shared assumptions shown in the matrix.



1 Annual cash flow

Combined cash flow after vacancy, costs and loan interest; below zero shows a cash need.

2 Value, debt and equity

Projected property value, loan balance and asset equity over the hold.

3 Unit comparison

Annual ROI, IRR and cap rate are separated from full-hold Total ROI.

4 Not guaranteed

Every chart depends on entered assumptions and is a projection.

Before you rely on or share a model

Use this checklist for single-unit calculations, development matrices and investor reports.

01 Facts

Currency, price, location, size and rent are correct.

02 Buying costs

Taxes and fees are complete and not double-counted.

03 Operations

Vacancy, growth and recurring expenses are supportable.

04 Financing

LTV, interest and debt service match the structure.

05 Exit

Hold, appreciation and selling costs are explicit.

06 Returns

Read IRR with MOIC, ROI, cash yield and cash-flow path.

07 Scenarios

The downside remains understood and tolerable.

08 AI figures

Every suggestion is checked against local evidence.

09 Multi-unit

Shared assumptions fit all units; override exceptions.

10 Reports

Correct logo mode and saved model are selected.

Build the model. Challenge the assumptions. Understand the cash flow.

EstateLogix supports analysis; it does not guarantee investment performance.

Compare long-term and tourism rent

The Cockpit keeps long-term rental and short / mid-term tourism rental separate.

The long-term section is labelled "Operations — long term rental" so the two models are clear.

Operations — long term rental

Gross annual rent18000USD

Vacancy5%

Rent growth2%

Expense inflation2%

Short / mid-term rental (tourism)

Compare seasonal nightly rental with the long-term model. The two incomes are never added together.

High season5months

High-season nightly price180USD

Low-season nightly price95USD

Tourism vacancy25%

Rental strategy comparison

BASE SCENARIO

LONG-TERM RENTAL		TOURISM RENTAL	
Gross annual rent	\$18,000	Gross annual rent	\$47,602
Yr 1 cash yield	10.5%	Yr 1 cash yield	28.0%
Cap rate	8.55%	Cap rate	17.85%
Investor IRR	14.1%	Investor IRR	31.2%
MOIC	1.76x	MOIC	2.67x

HOW THE TOURISM MODEL WORKS

- 1 Set the number of high-season months and the high- and low-season nightly prices.
- 2 Enter tourism vacancy: the share of available nights expected to remain empty.
- 3 EstateLogix annualises the seasonal nightly rates, then runs the existing financial model.
- 4 Compare gross rent, year-one cash yield, cap rate, investor IRR and MOIC side by side.