Free Rental Property Spreadsheet: how to use it

Start here:

Yellow cells are yours to fill in. Green-grey cells hold formulas: leave them alone and they fill themselves.

The example file is filled with fictional data so you can see every number working. The blank file is the same workbook, empty: use that one.

Google Sheets: File > Import > Upload the .xlsx (or open it from Google Drive), then File > Save as Google Sheets. Excel: just open it (Excel 2010 or newer). Numbers on Mac also opens it.

Set up (3 minutes):

1. Settings: type your properties (up to 10) in column A and the tax year in E2. The 12 categories in B and C can be renamed; keep the type in column C as Income or Expense.

2. Ledger: one row per payment in or out: date, property, category, description, amount (always a positive number). Type, month and year fill in.

What you get:

Dashboard: income, expenses and net per property for the year; a month-by-month table; and a total for each category (your accountant can copy these).

Limits: 200 ledger rows, 10 properties. This is a record-keeping tool, not tax advice. Check your totals with your accountant.

Need a rent roll that shows who is behind, 19 Schedule E style categories and 500 rows? See the paid Landlord Rental Property Tracker at tuper.app/templates.

Help:

Something wrong? Message us at support@tuper.app and we fix it.

Designed by Tuper. Built with AI tools and tested by us; tell us if anything breaks.