Know Your Price Range Tool

Figure out what you can actually afford before you shop.

The Quick Formula

Your available cash x 3.5 = your starting price range
(Accounts for down payment, closing costs, reserves, and first-year working capital.)

Run Your Numbers

Cash available to invest: _________________
x 3.5 = your price range: _________________
Then check the DSCR on parks in that range.

Quick Reference

$300K-$400K cash -> $1M-$1.4M range
$600K-$800K cash -> $2M-$3M range
$1M+ cash -> $3M-$5M+ range

A Note on the Math

x3.5 assumes some seller financing or a leaner reserve.
Holding the full 35-45% in cash for an all-conventional deal? Plan closer to x2.5-3.