



The Landlord Wealth Leakage Audit

How Much is Your Rental Business Really Costing You?

Wealth isn't created by owning rentals. It's created by how deliberately they're run.

The Wealth Audit

Identify Where Wealth Leaks from Your Rental Business

Rate yourself (1 = rarely true, 5 = always true):

Decision Discipline

- I have written criteria for buying properties
- I regularly review each property's performance
- I know which rentals are building wealth vs keeping me busy
- I use numbers, not stress, to guide decisions

Score: ___/20

If under 12: your portfolio is likely running on reaction, not strategy.

Financial Clarity

- My income and expenses are organized monthly
- I could hand my records to an accountant today
- I can calculate true cash flow in under 5 minutes
- I understand what actually happened – not just estimates

Score: ___/20

If under 12: financial fog is limiting your ability to grow.

Early Warning Signals

- I notice changes in payment timing
- I track communication shifts
- I spot responsiveness issues early
- Rent is treated as non-negotiable

Score: ___/20

If under 12: you're responding too late in the cycle.

The Hidden Cost Calculator



Unpaid Time

Hours Chasing Rent
Hours Doing Bookkeeping
Hours Managing Avoidable Issues



Uncertainty Cost

Consider one decision you delayed because income or records didn't feel clear.



Opportunity Cost

Consider one opportunity you passed on because things felt messy or unpredictable.



30 Day Wealth Reset Roadmap

You don't need perfection. You need consistency.
Use this simple roadmap to reduce wealth leakage in the next 30 days.

WEEK

1

Audit Your Time

Calculate Unpaid Hours

How many hours did you spent last month on:

- Chasing rent
- Bookkeeping
- Avoidable issues

Identify ONE task to eliminate, delegate, or systemize.

WEEK

2

Organize Your Numbers

Know Your Cashflow

Bring all rental income and expenses into one clear system.

- Rent
- Property costs (repairs, utilities, taxes, insurance)
- Operating costs (management, software, bookkeeping)

Be able to check your cash flow in under 5 minutes.

WEEK

3

Create Rent Accountability

Set Clear Expectations

Define how rent is tracked, communicated, and enforced.

- Logging every rent payment as on-time, late, or missed
- Tracking patterns, not just individual incidents
- Maintaining a clear rent record for every Tenant

Using FrontLobby also allows you to report directly to the Credit Bureaus

WEEK

4

Apply a Decision Framework

Know Your Cashflow

Review each property using your new criteria:

- Cash Flow:** Is this property consistently putting money in my pocket after all expenses?
- Time Cost:** How much time and energy does this unit require compared to what it returns?
- Stability:** Is rent predictable, and are Tenant relationships low-stress and reliable?

Document your next move for every unit.

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