

Income Property Cash Flow Analysis			
Address:	287 Milton Road, Rochester NH 03868		
Price:	\$550,000		
Bedrooms Bathrooms	4 BR 2 BA		
Operating Income			
		Current income	Potential Income
Unit 1- 2006 Built Commercial Building		N/A	\$2500/Month (\$17.647 PPSF) (TRIPLE NNN)
Unit 2- 4BR Cape		\$2600/Month	\$2600/Month
CAM(Commercial Building, Insurance, Taxes)		N/A	\$575/Month
Total Monthly Income		\$2600/Month	\$5,675
Total Annual Income		N/A	\$68,100
% Vacancy and credit Losses		N/A	Variable
Operating Expenses			
		2022 Expenses	Potential Estimated Expenses(if subdivided)
Property Management Fees		Self Managed	Self Managed(Tenants take care of everything)
Maintainence		Tenant	Tenants Managed
Landscaping		Tenant	Tenants Managed
Snowplowing		Tenant	Tenants Managed
Trash		Tenant	Municipal/Tenants Managed
Water/Sewer		Tenant	Separate utilities
Heat		Tenant	Separate utilities
Electric		Tenant	Separate utilities
Real Estate Total Taxes			\$9,000.00/Annual (Partially paid by Commercial unit as a triple NNN)
Homeowners Total insurance			\$3200.00/Annual (Partially paid by Commercial unit as a triple NNN)
Total Monthly Expenses		N/A	\$1,016.67
Total Annual Expenses		N/A	\$12,200.00
Net Operating Income			
Total Annual Operating income		N/A	\$68,100
Total Annual Operating Expense		N/A	\$12,200
Annual Net Operating Income		N/A	\$55,900
Capitalization Rate and Valuation			
Desired Capitalization Rate		N/A	7%
Desired Price		N/A	\$798,571
Actual Asking Price		N/A	\$550,000
Actual Capitalization Rate		N/A	10.16%
Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.			