

Income Property Cash Flow Analysis

Address:	287 Milton Road, Rochester NH 03868		
Price:	\$495,000		
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	\$2800/Month
CAM(Commercial Building, Insurance, Taxes)	N/A	\$575/Month
Total Monthly Income	\$2600/Month	\$5,875
Total Annual Income	N/A	\$70,500
% 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	\$70,500
Total Annual Operating Expense	N/A	\$12,200
Annual Net Operating Income	N/A	\$58,300

Capitalization Rate and Valuation

Desired Capitalization Rate	N/A	7%
Desired Price	N/A	\$832,857
Actual Asking Price	N/A	\$495,000
Actual Capitalization Rate	N/A	11.78%

Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.