

Monthly Property Operating Report



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Monthly Property Operating Data Report

3226 W St Sacramento Ca (95817)

Effective Gross Income monthly Breakdown

Gross Scheduled Income	\$6,629.00
Vacancy	- \$0.00
Management fees	- \$400.00
Effective gross Income	\$6,229.00
Operating expenses breakdown	
Total insurance	\$291.67
Property Taxes	\$936.50
HOA fees	\$0.00
Professional fees	\$0.00
Maintenance	\$416.67
Landscaping	\$0.00
Advertising	\$0.00
Utilities:	
Water/Sewer	\$0.00
Electricity/gas	\$0.00
Garbage	\$0.00
Misc.	\$0.00
Total Operating Expenses	\$1,644.83
Net Operating Income	\$4,584.17
Debt Service (Mortgage)	(\$4,481.27)
Total Debt Service	(\$4,481.27)
Cash Flow Before Taxes	\$102.89

Key Assumptions

Purchase Price:	\$899,000.00
Interest Rate:	6.99%
Downpayment %:	25%
Capital Improvements:	\$0.00
Total Cash Required:	\$224,750.00

Key Indicators

Cash-On-Cash Return	0.55
Gross Rent Multiplier:	11.30
Debt Coverage Ratio:	1.02
Capitalization Rate:	6.12%
Expense Ratio:	26.41%

Total Expense percentages by category

Management Fees	19.6% (\$400.00)
Total Insurance	14.3% (\$291.67)
Property Taxes	45.8% (\$936.50)
Maintenance	20.4% (\$416.67)

Prepared By: mileham

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