CASH FLOW SPREADSHEET

	Address	1335 Hyder Street	Units:	11	MLS	

Price Inputs

Price	$875,000.00			Rent 1	$950.00	Rent 11	$995.00
Loan Type	Conventional			Rent 2	$950.00	Rent 12	
% Down	20.0%			Rent 3	$950.00	Rent 13	
Interest Rate	7.0%			Rent 4	$995.00	Rent 14	
Haz Insurance	$5,250.00		0.60%	Rent 5	$995.00	Rent 15	
Annual Taxes	$14,880.26			Rent 6	$995.00	Rent 16	
Closing Costs	$8,750			Rent 7	$1,300.00	Rent 17	
Closing %	1%			Rent 8	$950.00	Rent 18	
Amortization	30	Years		Rent 9	$1,300.00	Rent 19	
	$4,630.11			Rent 10	$1,095.00	Rent 20	
Monthly Payment	**$6,292.61**						

Income Analysis

Income	
Rental Income	$11,475.00
Coin Op Laundry	$200.00
Total Income	$11,675.00

Expense			
Taxes	$858.33		
Insurance	$437.50		
Utilities	$1,225.00		
Management	$1,143.50	10%	Rate
Maintenance Reserves	$343.05	3%	Rate
Capital Expenses	$343.05	3%	Rate
Vacancy	$571.75	5%	Rate
MISC			
Total Expenses	$4,922.18		

Utilities Breakdown		
Water/Sewer		$64.00
Gas		$496.00
Electric		$178.00
Refuse (Cans)		$415.00
Lawn / Snow		$150.00
Other	Internet	$0.00
Other		
Total Utilties		$1,303.00

Annual Income	$140,100.00
Annual Expense	$59,066.16
Annual Net Income	$81,033.84
Annual Reserves	$10,977.60
Total Monthly Cash	$6,752.82

Financial Outcomes

Cash on Cash	44.1%	(10-12% Minimum)
Capitalization Rate	9.3%	(7-8% Minimum)
Debt Cov Ratio	8.87	(1.25 Minimum)
Principal Reduction	$1,547.00	(Monthly)
Monthly Tax Savings	$631.29	
Tax Bracket	24%	

Down Payment		$183,750.00
Desired Capitilzation	8%	$1,012,923
Desired ROI	0%	$0.00
Total Monthly yield		$8,931.11
Total Benefit Over 5 Years		$535,866.59
Gross Rent Multiplier		1.31%

Notes Section

Notes:

Age of Roof:		**HVAC:**		