

Income Property Cash Flow Analysis			
Address:	140 Green St, Somersworth		
Price:	\$425,000		
Bedrooms Bathrooms	4 BR 2 BA		
Approximate Finished SF	3162 SF		
Operating Income			
		Current income	Potential Income
Unit 1- 2 Bedroom (potential to convert to a 3)		\$1,800.00	\$2,400.00
Unit 2- 2 Bedroom (potential to convert to a 3)	Vacant	\$2400.00 (when renovated)	\$2,400.00
Total Monthly Income		\$4,200.00	\$4,800.00
Total Annual Income		\$50,400	\$57,600
% Vacancy and credit Losses		Variable	Variable
Operating Expenses			
		2024 Expenses	Potential Estimated Expenses
Property Management Fees		Self managed	Self managed
Repairs/Maintainence		Variable	Variable
Landscaping		\$0.00	\$0.00
Snowplowing		\$400.00	\$400.00
Trash		Tenants	Tenants
Water/Sewer		\$1,000.00	\$1,000.00
Heating		\$3,500.00	\$3,500.00
Electric		Separate Utilities	Separate Utilities
Real Estate Taxes		\$6,708.00	\$6,708.00
Homeowners insurance		\$1,200.00	\$1,200.00
Total Monthly Expenses		\$1,067.33	\$1,067.33
Total Annual Expenses		\$12,808.00	\$12,808.00
Net Operating Income			
Total Annual Operating income		\$50,400	\$57,600
Total Annual Operating Expense		\$12,808	\$12,808
Annual Net Operating Income		\$37,592	\$44,792
Capitalization Rate and Valuation			
Desired Capitalization Rate		7%	8%
Desired Price		\$537,029	\$559,900
Actual Asking Price		\$425,000	\$425,000
Actual Capitalization Rate		8.85%	10.54%
Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.			