

Income Property Cash Flow Analysis

Address:	158 Court St, Laconia NH 03246	
Price:	\$449,900	
Bedrooms Bathrooms	7 BR 2 BA	
Approximate Finished SF	2670 SF	

Operating Income

	Current income
Unit 1- 4 Bedroom	\$2,200
Unit 2- 3 Bedroom	\$2,150
Total Monthly Income	\$4,350.00
Total Annual Income	\$52,200
% Vacancy and credit Losses	Variable

Operating Expenses

	2024 Expenses
Property Management Fees	Self Managed
Maintainence	Mechanics all updated
Landscaping	\$600.00
Snowplowing	Tenants
Trash	Municipal
Water/Sewer	\$800.00
Gas	Seperate Utilities
Electric	Seperate Utilities
Real Estate Taxes	\$3,706.00
Homeowners insurance	\$2,750.00
Total Monthly Expenses	\$654.67
Total Annual Expenses	\$7,856.00

Net Operating Income

Total Annual Operating income	\$52,200
Total Annual Operating Expense	\$7,856
Annual Net Operating Income	\$44,344

Capitalization Rate and Valuation

Desired Capitalization Rate	8%
Desired Price	\$554,300
Actual Asking Price	\$449,900
Actual Capitalization Rate	9.86%

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