

Income Property Cash Flow Analysis				
Address:	8 Jordan st, Berick ME 03901			
Price:	\$419,900			
Bedrooms Bathrooms	6(potentially 8) BR 3 BA			
Approximate Finished SF	3150 SF			
Operating Income				
		Current Income	Potential Income	Potential Top-End Income(Renovated)
Unit 1-	2BR(Potentially 4BR)	\$1200/mo	\$2300/mo	\$2500/Month
Unit 2-	4BR	\$1700/mo	\$2300/mo	\$2500/Month
% Vacancy and credit Losses		Variable	Variable	Variable
Total Monthly Income			\$4,600	\$5,000
Total Annual Income			\$55,200	\$60,000
Operating Expenses				
		2023 Expenses	Potential Estimated Expenses	Potential Estimated Expenses
Property Management Fees		Self managed	Self managed	Self managed
Maintainence		Variable	Variable	Variable
Landscaping		Self maintained/Tenant	Self maintained/Tenant	Self maintained/Tenant
Snowplowing		Self maintained/Tenant	Self maintained/Tenant	Self maintained/Tenant
Heat		Separate utilities	Separate utilities	Separate utilities
Trash		Separate utilities	Separate utilities	Separate utilities
Common Electric		Separate utilities	Separate utilities	Separate utilities
Real Estate Taxes		\$4,941.00	\$4,941.00	\$4,941.00
Homeowners insurance		\$1,300.00	\$1,300.00	\$1,300.00
Water/Sewer		\$2,400.00	\$2,400.00	\$2,400.00
Total Monthly Expenses		\$720.08	\$720.08	\$720.08
Total Annual Expenses		\$8,641	\$8,641	\$8,641
Net Operating Income				
		Current Income	Potential Income	Potential Income
Total Annual Operating income		N/A	\$55,200	\$60,000
Total Annual Operating Expense		N/A	\$8,641	\$8,641
Annual Net Operating Income		N/A	\$46,559	\$51,359
Capitalization Rate and Valuation				
Desired Capitalization Rate		8%	8%	8%
Desired Price		N/A	\$581,987.50	\$641,988
Actual Asking Price		\$419,900	\$419,900	\$399,900
Actual Capitalization Rate		N/A	11.09%	12.84%
Note: This spreadsheet should only be used for informational and educational purposes. Please verify				