

Income Property Cash Flow Analysis

Address:	51 Tanguay, Sanford ME 04073		
Price:	\$599,900		
Bedrooms Bathrooms	9 BR 3 BA		

Operating Income

	Current income	Potential Income
Unit A	\$2075/Month	\$2200/Month
Unit B	\$2200/Month(vacant)	\$2200/Month
Unit C	\$1850/Month	\$2200/Month
Total Monthly Income	\$6,125	\$6,600.00
Total Annual Income	\$73,500	\$79,200
% Vacancy and credit Losses	Variable	Variable

Operating Expenses

	2023 Expenses	Potential Estimated Expenses
Property Management Fees	Self Managed	Self Managed
Maintainence	Mechanics Updated	Mechanics Updated
Landscaping	Tenant/Self	Tenant/Self
Snowplowing	Tenant/Self	Tenant/Self
Trash	Municipal	Municipal
Water/Sewer	\$1,570.00	\$1,570.00
Heat	Separate Utilities	Separate Utilities
Electric	Separate Utilities	Separate Utilities
Real Estate Taxes	\$4,910	\$4,910
Homeowners insurance	\$1,931.01	\$1,931.01
Total Monthly Expenses	\$700.91	\$700.91
Total Annual Expenses	\$8,410.91	\$8,410.91

Net Operating Income

Total Annual Operating income	\$73,500	\$79,200
Total Annual Operating Expense	\$8,411	\$8,411
Annual Net Operating Income	\$65,089	\$70,789

Capitalization Rate and Valuation

Desired Capitalization Rate	7%	8%
Desired Price	\$929,844	\$884,864
Current Cap Rate	10.85%	11.80%
Asking Price	\$599,900	\$599,900