# Monthly Property Operating Report

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## Monthly Property Operating Data Report

3226 W St Sacramento Ca (95817)

| Effective Gross Income monthly Breakdown | |
|---|---|
| **Gross Scheduled Income** | **$6,800.00** |
| Vacancy | - $0.00 |
| Management fees | - $400.00 |
| **Effective gross Income** | **$6,400.00** |
| **Operating expenses breakdown** | |
| Total insurance | $291.67 |
| Property Taxes | $936.50 |
| HOA fees | $0.00 |
| Professional fees | $0.00 |
| Maintenance | $416.67 |
| Landscaping | $0.00 |
| Advertising | $0.00 |
| Utilities: | |
| Water/Sewer | $0.00 |
| Electricity/gas | $0.00 |
| Garbage | $0.00 |
| Misc. | $0.00 |
| **Total Operating Expenses** | **$1,644.83** |
| **Net Operating Income** | **$4,755.17** |
| Debt Service (Mortgage) | ($4,481.27) |
| **Total Debt Service** | **($4,481.27)** |
| **Cash Flow Before Taxes** | **$273.89** |

| Key Assumptions | |
|---|---|
| Purchase Price: | $899,000.00 |
| Interest Rate: | 6.99% |
| Downpayment %: | 25% |
| Capital Improvements: | $0.00 |
| Total Cash Required: | $224,750.00 |

| Key Indicators | |
|---|---|
| Cash-On-Cash Return | 1.46 |
| Gross Rent Multiplier: | 11.02 |
| Debt Coverage Ratio: | 1.06 |
| Capitalization Rate: | 6.35% |
| Expense Ratio: | 25.70% |

**Total Expense percentages by category**

| | |
|---|---|
| **Management Fees** | 19.6% ($400.00) |
| **Total Insurance** | 14.3% ($291.67) |
| **Property Taxes** | 45.8% ($936.50) |
| **Maintenance** | 20.4% ($416.67) |

Prepared By: mileham

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