

# Long-Term Rental Property Cash Flow Analysis

PROFORMA - 5010 BLACKBURN ST

	LOW 2667/MO	HIGH 3300/MO
	PROFORMA SINGLE	
<b>Monthly Operating Income</b>		
Number of Units	1	1
Average Monthly Rent per Unit	2,667.00	3,300.00
Total Daily Rental Income	2,667.00	3,300.00
% Vacancy and Credit Losses	5.00%	5.00%
Total Vacancy Loss	133.35	165.00
<b>Gross MONTHLY Operating Income</b>	<b>2,533.65</b>	<b>3,135.00</b>
<b>Monthly Operating Expenses</b>		
Property Management Fees	126.68	156.75
Repairs and Maintenance	75.00	75.00
Real Estate Taxes	178.86	178.86
Rental Property Insurance	111.25	111.25
HOA/Assn	-	-
Replacement Reserve	100.00	100.00
Platform Fees	-	-
Pest Control Exterior	45.00	45.00
Janitorial & Cleaning	-	-
Accounting and Legal	60.00	60.00
Advertising	-	-
<b>Monthly Operating Expenses</b>	<b>696.79</b>	<b>726.86</b>
<b>Net Operating Income (NOI)</b>		
Total Annual Operating Income	30,403.80	37,620.00
Total Annual Operating Expense	8,361.51	8,722.32
<b>Annual Net Operating Income</b>	<b>22,042.29</b>	<b>28,897.68</b>
<b>Capitalization Rate and Valuation</b>		
Property Valuation Capitalization Rate	8.08%	10.59%
<b>Property Valuation (ASKING Price)</b>	<b>272,901.94</b>	<b>272,902.82</b>
Actual Purchase Price	265,000.00	265,000.00
Actual Capitalization Rate	8.32%	10.90%
<b>Loan Information</b>		
Down Payment	265,000.00	265,000.00
Loan Amount	-	-
Acquisition Costs and Loan Fees	-	-
Length of Mortgage (years)	-	-
Annual Interest Rate	0.000%	0.000%
Initial Investment	265,000.00	265,000.00
Monthly Mortgage Payment (PI)	-	-
Annual Interest	-	-
Annual Principal	-	-
<b>Total Annual Debt Service</b>	<b>-</b>	<b>-</b>
<b>Cash Flow and ROI</b>		
Total Monthly Cash Flow (before taxes)	1,836.86	2,408.14
Total Annual Cash Flow (before taxes)	22,042.29	28,897.68
Estimated Annual Property Value Appreciation	10,600.00	10,600.00
Cash on Cash Return (ROI)w/Appreciation	12.32%	14.90%
Cash on Cash Return (ROI)without Appreciation	8.32%	10.90%

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