

Income Property Cash Flow Analysis			
Address:	58 Pickering Rd, Rochester NH 03867		
Price:	\$399,900		
Bedrooms Bathrooms	3 BR/ 3BA		
Operating Income			
		Current income	Potential Income
A- Commercial		\$600	\$1,650.00
B- 2BR		\$600	\$1995(based on HUD values)
C- 1BR		\$550	\$1,795.00
Total Monthly Income		N/A	\$5,440.00
Total Annual Income		N/A	\$65,280
% Vacancy and credit Losses		N/A	
Operating Expenses			
		2023 Expenses	Potential Estimated Expenses
Property Management Fees		Self Managed	Self Managed
Maintainence		Variable	Variable
Landscaping		Self Managed	\$150.00
Snowplowing		\$90	\$150.00
Trash		Municipal	Municipal
Water/Sewer		\$787	\$787
Gas		Separate Utilities	Separate Utilities
Common Electric		\$1,650.00	\$1,650.00
Real Estate Taxes		\$5,459.00	\$5,459.00
Homeowners insurance		\$3,100.00	\$3,100.00
Total Monthly Expenses		\$923.83	\$941.33
Total Annual Expenses		\$11,086.00	\$11,296.00
Net Operating Income			
Total Annual Operating income		N/A	\$65,280
Total Annual Operating Expense		N/A	\$11,296
Annual Net Operating Income		N/A	\$53,984
Capitalization Rate and Valuation			
Desired Capitalization Rate		N/A	8%
Desired Price		N/A	\$674,800
Actual Asking Price		N/A	\$399,900
Actual Capitalization Rate		N/A	13.50%
Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.			