

1027 E Center St, MKE (8 Unit)

Current Cash Flow

3/12/2026

Actual/Projected Profit & Loss

This spreadsheet courtesy of:
Segal Goldman Group - RE/MAX Service First



Note: All info & amounts listed below are user's estimates unless otherwise noted.

INCOME Current		Current	Annual	
Unit(s):	Description(s):	Rent(s):		
1	1BR/1BA	1,020.00	actual per rent roll	12,240.00
2	2BR/1BA	1,525.00	actual per rent roll	18,300.00
3	2BR/1BA	1,550.00	actual per rent roll	18,600.00
4	1BR/1BA	1,040.00	actual per rent roll	12,480.00
5	2BR/1BA	1,520.00	actual per rent roll	18,240.00
6	2BR/1BA	1,520.00	actual per rent roll	18,240.00
7	2BR/1BA	1,515.00	actual per rent roll	18,180.00
8	2BR/1BA	1,520.00	actual per rent roll	18,240.00
7	Parking Spots (\$75/per)	525.00	actual per rent roll	6,300.00
7	Storage Rooms	540.00	actual per rent roll	6,480.00
Scheduled Rental Income		12,275.00		147,300.00 100.0%
Less: Vacancy/bad debt average		5.0%	613.75 standard estimate	7,365.00 5.0%
Effective Rental Income		11,661.25		139,935.00
EXPENSES Current				
	Property Taxes	892.75	actual	10,713.00 7.3%
	Insurance	400.00	estimate	4,800.00 3.3%
	Management Company-3rd party	5.0%	583.06 standard estimate	6,996.75 4.8%
	Landscaping & Snow Removal		300.00 estimate	3,600.00 2.4%
	Gas		325.27 actual	3,903.24 2.6%
	Electricity		117.17 actual	1,406.04 1.0%
	Water & Sewer		174.20 actual	2,090.40 1.4%
	Repairs & Maintenance		400.00 estimate	4,800.00 3.3%
	Trash Hauling		150.00 actual	1,800.00 1.2%
	Cleaning		100.00 estimate	1,200.00 0.8%
	Pest		100.00 estimate	1,200.00 0.8%
	Internet		50.00 actual	600.00 0.4%
	Fire Inspection		15.00 estimate	180.00 0.1%
Total Operating Expenses		3,607.45		43,289.43 29.4%
TOTAL EXPENSES & VACANCY		4,221.20		50,654.43 34.4%
NET PROJECTED CASH FLOW		8,053.80		96,645.57 65.6%
(available for mortgage Principal & Interest, and profit)				

Notes: Rents are actual per rent roll. See rent roll for breakdown of RUBS. Taxes actual based on 2025 tax bill. Owner pays heat.
R&M estimated @ 50.00/unit/month. Insurance estimated @ \$600/unit/year. Standard vacancy/management at 5%.
Gas/Elec is actual per WE Energies. Water/sewer per MKE water works. Rates per local CU.

Price:	\$1,300,000	Total Units:	8	Cap Rate:	7.43%	
Per unit:	\$162,500					
Mortgage:	Assume Loan Interest Rates of:		5.850%	25 yr amort		
			5.850%	30 yr amort		
% Down	25 Year Amortization			30 Year Amortization		
	20%	25%	30%	20%	25%	30%
Purchase Price	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000
Down Payment	\$260,000	\$325,000	\$390,000	\$260,000	\$325,000	\$390,000
Loan Amount	\$1,040,000	\$975,000	\$910,000	\$1,040,000	\$975,000	\$910,000
Principal & Interest	\$6,606	\$6,193	\$5,780	\$6,135	\$5,752	\$5,368
Monthly:						
Cash Flow Above	\$8,053.80	\$8,053.80	\$8,053.80	\$8,053.80	\$8,053.80	\$8,053.80
Excess Cash Flow	\$1,448.10	\$1,860.95	\$2,273.81	\$1,918.41	\$2,301.87	\$2,685.33
Cash On Cash Return	6.68%	6.87%	7.00%	8.85%	8.50%	8.26%
Debt Serv Coverage	1.22	1.30	1.39	1.31	1.40	1.50



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