

# Cash Flow Analysis Worksheet

Property Name	1191 W. Tennyson Rd.
Prepared For	
Prepared By	
Date Prepared	26-Jan-26

Purchase Price	3,066,600
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	
Equals Initial Investment	3,066,600

Mortgage Data			Cost Recovery Data		
	1st Mortgage	2nd Mortgage		Improvements	Personal Property
Amount	-		Value	3,066,600	
Interest Rate			C. R. Method	SL	
Amortization Period			Useful Life	28	
Loan Term			In Service Date	1-Jul-26	
Payments/Year	12	12	Future Sale Date	June-31	
Periodic Payment	-	-	Recapture		
Annual Debt Service	-	-	Investment Tax		
Loan Fees/Costs			Credit (\$\$ or %)		

## Taxable Income

End of Year :      1                      2                      3                      4                      5

1 Potential Rental Income	122,250	251,835	259,390	267,172	275,187
2 -Vacancy & Credit Losses					
3 =Effective Rental Income	122,250	251,835	259,390	267,172	275,187
4 +Other Income (collectable)					
5 =Gross Operating Income	122,250	251,835	259,390	267,172	275,187
6 -Operating Expenses	30,250	62,315	64,184	66,110	68,093
7 =NET OPERATING INCOME	92,000	189,520	195,206	201,062	207,094
8 -Interest - 1st Mortgage					
9 -Interest - 2nd Mortgage					
10 -Participation Payments					
11 -Cost Recovery - Improvements	51,120	111,502	111,502	111,502	51,120
12 -Cost Recovery - Personal Property					
13 -Amortization of Loan Fees/Costs					
14 -Leasing Commissions					
15 =Real Estate Taxable Income	40,880	78,018	83,704	89,560	155,974
16 Tax Liability (Savings) at 00.0%					

## Cash Flow

17 NET OPERATING INCOME (Line 7)	92,000	189,520	195,206	201,062	207,094
18 -Annual Debt Service					
19 -Participation Payments					
20 -Leasing Commissions					
21 -Funded Reserves					
22 =CASH FLOW BEFORE TAXES	92,000	189,520	195,206	201,062	207,094
23 -Tax Liability (Savings) (Line 16)					
24 =CASH FLOW AFTER TAXES	\$92,000	\$189,520	\$195,206	\$201,062	\$207,094

Authored by Gary G. Tharp, CCIM Copyright© 2005 by the CCIM Institute

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