

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):		
3337	(8) 1BR/1BA	6,825.00	Per Rent Roll	81,900.00
3355	(8) 2BR/1BA	8,375.00	Per Rent Roll	100,500.00
				0.00
Increases	1BR to market- 925.00	575.00	Projection	6,900.00
Increases	2BR to market- 1200.00	1,225.00	Projection	14,700.00
Parking	Not currently charging			0.00
Laundry	Estimate	100.00	Estimate	1,200.00
Scheduled Rental Income		17,100.00		205,200.00
				100.0%
Less: Vacancy/bad debt average		5.0%	855.00	Standard Estimate
Effective Rental Income		16,245.00		10,260.00
				5.0%
EXPENSES PROJECTED				
	Property Taxes	2,029.75	Actual	24,357.00
	Insurance	533.33	Estimate	6,399.96
	Management Company-3rd party	5.0%	855.00	Standard Estimate
	Landscaping & Snow Removal	200.00	Estimate	10,260.00
	Gas	300.00	Actual	2,400.00
	Electricity	114.00	Actual	3,600.00
	Water & Sewer	412.00	Actual	1,368.00
	Repairs & Maintenance	800.00	Estimate	4,944.00
	Trash Hauling	270.00	Estimate	9,600.00
	Street Lighting	20.91	Actual	3,240.00
				1.6%
				0.1%
				0.0%
				0.0%
Total Operating Expenses		5,534.99		250.92
TOTAL EXPENSES & VACANCY		6,389.99		0.00
NET PROJECTED CASH FLOW		10,710.01		0.00
				0.0%
				0.0%
				62.6%

Notes: Taxes, Gas, Elec., Street Lighting, Water/sewer are actual and have been verified. See Sheet 2 below for breakdown of expenses Insurance estimated @ 400/unit. Trash estimated based on Eagle Disposal rates . R&M estimated @ 50.00/unit/month. Landscape/snow estimated. Interest rates per local commercial lenders.

Price:	\$1,800,000	Total Units:	16	Cap Rate:	7.14%
Per unit:	\$112,500				

Mortgage: Assume Loan Interest Rates of: 6.500% 25 yr amort, 6.500% 30 yr amort

% Down	25 Year Amortization				30 Year Amortization		
	20%	25%	30%		20%	25%	30%
Purchase Price	\$1,800,000	\$1,800,000	\$1,800,000	X	\$1,800,000	\$1,800,000	\$1,800,000
Down Payment	\$360,000	\$450,000	\$540,000		\$360,000	\$450,000	\$540,000
Loan Amount	\$1,440,000	\$1,350,000	\$1,260,000		\$1,440,000	\$1,350,000	\$1,260,000
Principal & Interest	\$9,723	\$9,115	\$8,508		\$9,102	\$8,533	\$7,964
Monthly:							
Cash Flow Above	\$10,710.01	\$10,710.01	\$10,710.01		\$10,710.01	\$10,710.01	\$10,710.01
Excess Cash Flow	\$987.03	\$1,594.71	\$2,202.40		\$1,608.23	\$2,177.09	\$2,745.95
Cash On Cash Return	3.29%	4.25%	4.89%		5.36%	5.81%	6.10%
Debt Serv Coverage	1.10	1.17	1.26	1.18	1.26	1.34	

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Expenses (monthly)	3337	3355
Gas	237.29	46
Electric	48	11.99
Street Light	0	21
Water	191	221
Trash	135	135
Taxes	844.75	1185