

Rental Property Analysis

Subject Property 1420 Putnam Ave.

Purchase Price \$1,500,000.00

Income	
Monthly Rents	\$9,550.00
Expenses	
Property Taxes	197.33
Hazard Insurance	462.75
Sewer & Water	400.00
Trash	30.00
Maintenance	300.00
Pest Control	125.00
Vacancy	600.00
Total Expenses	\$2,115.08

Estimated Cash Flow/Month \$7,434.92

Estimated Cash Flow/Annual \$89,219.00

Cap Rate 5.95%