

## 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**

Unit(s):	Description(s):
944 N 20th	(18) Studios (average rent \$720)
950 N 20th	(4) 1BR and (4) studios
	Laundry
	Water/Sewer/Trash Passthrough
	Surface Parking Spot (\$70.00)
	Rent Lift (studios \$795 and 1BR \$950)

<u>Current</u>		<u>Annual</u>
Rent(s):		
12,960.00	<i>per rent roll</i>	155,520.00
6,050.00	<i>per rent roll</i>	72,600.00
225.00	<i>estimate</i>	2,700.00
656.00	<i>actual</i>	7,872.00
70.00	<i>actual</i>	840.00
2,280.00	<i>projected</i>	27,360.00

### Scheduled Rental Income

22,241.00

100.0%

Less: Vacancy/bad debt average

5.0%

5.0%

## Effective Rental Income

21.128.95

253,547.40

### EXPENSES PROJECTED

Property Taxes		1,976.00	actual 2024	23,712.00	8.9%
Insurance		712.25	actual	8,547.00	3.2%
Management Company-3rd party	5.0%	1,056.45	standard estimate	12,677.37	4.8%
Landscaping & Snow Removal		182.00	actual	2,184.00	0.8%
Gas & Electric		617.66	actual	7,411.92	2.8%
Common Area Cleaning		200.00	actual	2,400.00	0.9%
Water & Sewer		615.00	actual	7,380.00	2.8%
Repairs & Maintenance		1,416.00	actual	16,992.00	6.4%
Trash Hauling		377.16	actual	4,525.92	1.7%
Unit Turns		501.00	estimate	6,012.00	2.3%
				0.00	0.0%
				0.00	0.0%
<b>Total Operating Expenses</b>		7,653.52		91,842.21	34.4%
<b>TOTAL EXPENSES &amp; VACANCY</b>		8,765.57		105,186.81	39.4%
<b>NET PROJECTED CASH FLOW</b>		13,475.43		161,705.19	60.6%

**Notes:** Rents are actual per rent roll. See rent roll for breakdown. Water/Sewer/Trash is passed through to tenants.

**Notes:** Rents are actual per rent roll. See rent roll for breakdown. Water/Sewer/Trash is passed through to tenants. All expenses are real, annualized 2025 expenses, except for "Unit Turns". "Unit turns" estimates cost of painting/cleaning for 25% turnover "Rent Life" based on market rent comps of \$700 for all studios and \$650 for all 1BRs.

		<b>Price:</b>	<b>\$2,080,000</b>		<b>Total Units:</b>	26	<b>Cap Rate:</b>	7.77%
		<b>Per unit:</b>	<b>\$80,000</b>					
<b>Mortgage:</b>		Assume Loan Interest Rates of:		<b>5.750%</b>	25 yr amort			
				<b>5.750%</b>	30 yr amort			
		<b>25 Year Amortization</b>				<b>30 Year Amortization</b>		
<b>% Down</b>		<b>20%</b>	<b>25%</b>	<b>30%</b>		<b>20%</b>	<b>25%</b>	<b>30%</b>
Purchase Price		\$2,080,000	\$2,080,000	\$2,080,000		\$2,080,000	\$2,080,000	\$2,080,000
<b>Down Payment</b>		<u>\$416,000</u>	<u>\$520,000</u>	<u>\$624,000</u>		<u>\$416,000</u>	<u>\$520,000</u>	<u>\$624,000</u>
Loan Amount		\$1,664,000	\$1,560,000	\$1,456,000		\$1,664,000	\$1,560,000	\$1,456,000
Principal & Interest		\$10,468	\$9,814	\$9,160		\$9,711	\$9,104	\$8,497
<b>Monthly:</b>								
Cash Flow Above		<u>\$13,475.43</u>	<u>\$13,475.43</u>	<u>\$13,475.43</u>		<u>\$13,475.43</u>	<u>\$13,475.43</u>	<u>\$13,475.43</u>
<b>Excess Cash Flow</b>		\$3,007.10	\$3,661.37	\$4,315.64		\$3,764.78	\$4,371.70	\$4,978.61
<b>Cash On Cash Return</b>		8.67%	8.45%	8.30%		10.86%	10.09%	9.57%
<b>Debt Serv Coverage</b>		1.29	1.37	1.47		1.39	1.48	1.59



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