

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)

Current

Rent(s):

12,960.00	per rent roll
6,050.00	per rent roll
225.00	estimate
656.00	actual
70.00	actual
2,280.00	projected

Annual

155,520.00
72,600.00
2,700.00
7,872.00
840.00
27,360.00

Scheduled Rental Income

22,241.00

266,892.00

100.0%

Less: Vacancy/bad debt average

5.0%

1,112.05

standard estimate

13,344.60

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%

Total Operating Expenses

7,653.52

91,842.21

34.4%

TOTAL EXPENSES & VACANCY

8,765.57

105,186.81

39.4%

NET PROJECTED CASH FLOW

13,475.43

161,705.19

60.6%

(available for mortgage Principal & Interest, and profit)

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 Lift" based on market rent comps of \$795 for all studios and \$950 for all 1BRs.

Price: \$2,080,000

Total Units: 26

Cap Rate: 7.77%

Per unit: \$80,000

Mortgage:

Assume Loan Interest Rates of:

5.750%

25 yr amort

5.750%

30 yr amort

% Down**25 Year Amortization**

20%

25%

30%

30 Year Amortization

20%

25%

30%

Purchase Price

\$2,080,000

\$2,080,000

\$2,080,000

\$2,080,000

\$2,080,000

\$2,080,000

Down Payment

\$416,000

\$520,000

\$624,000

\$416,000

\$520,000

\$624,000

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

Monthly:

Cash Flow Above

\$13,475.43

\$13,475.43

\$13,475.43

\$13,475.43

\$13,475.43

\$13,475.43

Excess Cash Flow

\$3,007.10

\$3,661.37

\$4,315.64

\$3,764.78

\$4,371.70

\$4,978.61

Cash On Cash Return

8.67%

8.45%

8.30%

10.86%

10.09%

9.57%

Debt Serv Coverage

1.29

1.37

1.47

1.39

1.48

1.59



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