

5515 W Florist Ave, Milwaukee WI

As of Date: 1/26/2026

Projected Profit & Loss - UNTIL TENANT VACATES

This blank, reuseable spreadsheet courtesy of:

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The yellow cells are unprotected

*Note: All info & amounts listed below are Seller's estimates, not those of RE/MAX.***INCOME PROJECTED**

Unit(s):	Description(s):	Average:	Monthly	Annual	
20,448 sq ft	NNN Lease	\$6.846	11,666.67	140,000.04	
	Tax escrow to landlord		1,548.52	18,582.24	
Scheduled Rental Income			13,215.19	158,582.28	100.0%
Less: Vacancy/bad debt average		0.0%	0.00	0.00	0.0%
Effective Rental Income			13,215.19	158,582.28	

EXPENSES PROJECTED

EXPENSES PROJECTED				
Property Taxes 2025 actual		1,548.52	18,582.24	11.7%
Insurance estimate		0.00	0.00	0.0%
Management Company	0.0%	0.00	0.00	0.0%
Snow and Lawn		0.00	0.00	0.0%
Pest Control		0.00	0.00	0.0%
Legal & Professional		0.00	0.00	0.0%
Gas & Electric		0.00	0.00	0.0%
Water & Sewer actual average		0.00	0.00	0.0%
Cleaning, Repairs & Maint estimate		0.00	0.00	0.0%
Trash Hauling		0.00	0.00	0.0%
Landlord Repair structural items only		500.00	6,000.00	3.8%
Other		0.00	0.00	0.0%
Total Operating Expenses		2,048.52	24,582.24	
TOTAL EXPENSES & VACANCY		2,048.52	24,582.24	15.5%

NET PROJECTED CASH FLOW

	11,166.67	134,000.04	84.5%
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(available for mortgage Principal & Interest, and profit)

Notes:

NOTE: TENANT WISHES EARLY TERMINATION TO MOVE TO A NEW LOCATION BEFORE THEIR LEASE EXPIRES ON 9/30/2027.

**Banks usually require a Debt Service Coverage Ratio (DSCR) of 1.20 or higher.*

Price:	\$1,399,000	Total Units:	1	Cap Rate:	9.58%
Per unit:	\$1,399,000	Square Feet:	20,448	Per Sq Ft:	\$68.42

Mortgage:

Amortization Years	25	25	30
Interest Rate Estim	6.800%	6.900%	7.000%
% Down	35%	30%	30%
Purchase Price	\$1,399,000	\$1,399,000	\$1,399,000
Down Payment	\$489,650	\$419,700	\$419,700
Loan Amount	\$909,350	\$979,300	\$979,300
Principal & Interest	\$6,312	\$6,859	\$6,515
Monthly:			
Cash Flow Above	\$11,166.67	\$11,166.67	\$11,166.67
Excess Cash Flow	\$4,855.13	\$4,307.53	\$4,651.36
Cash On Cash Return	11.90%	12.32%	13.30%
Debt Serv Coverage*	1.77	1.63	1.71

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