

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:

20,448 sq ft	NNN Lease	\$6.846
	Tax escrow to landlord	

Monthly**Annual**

11,666.67

140,000.04

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

0.0%

Effective Rental Income

13,215.19

158,582.28

EXPENSES PROJECTED

Property Taxes 2025 actual

1,548.52

18,582.24

11.7%

Insurance estimate

0.00

0.00

0.0%

Management Company

0.00

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%

(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:

\$11,166.67 \$11,166.67 \$11,166.67

Cash Flow Above

\$4,855.13 \$4,307.53 \$4,651.36

Excess Cash Flow

11.90% 12.32% 13.30%

Cash On Cash Return

1.77 1.63 1.71

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