Property Cashflow AnalyzerMike Love Construction, Inc.

Property Information		Cost Infor	mation						
Property Name	Victoria Duple	ex Project	Building Co	st		\$ 2	2,014,000		
Location	Wichita, Ks		Land Cost			\$	-		
Type of Property	Multi-Family		Cost Basis			\$ 2	2,014,000		
Size of Property	(9) Duplex's		Less Mortga	ages		\$	-		
			Equals Initi	Equals Initial Investment			2,014,000		
			Amortizatio	on Period			27.5		
Ratio Information	n								
Loan to Value		80%	Mortgage	Information					
								Loan	Amtz
Cashflow / Initial Investment		8%		Balance		Payment	Interest	Term	Period
Cashflow / Assets		8%	1st Mtg	\$	-	\$ -	8%	20	240
CAP Rate		8%							

						
			Annual			
# Description (All Figures are Annual)		Amount	Notes			
1 POTENTIAL RENTAL INCOME \$			205,200.00	Total Potential Income if rented 100%		
2 Less: Vacancy	9	\$	4,104	Assumed 2% Vacancy Factor		
3 EFFECTIVE RENTAL INCOME		\$	201,096			
4 Plus: Other Income		\$	-	Other Fees, charges, etc		
5 GROSS OPERATING INCOME			201,096	Total Revenue		
OPERATING EXPENSES						
6 Real Estate Taxes	\$ 21,000					
7 Personal Property Taxes	\$ -					
8 Property Insurance	\$ 10,350					
9 Off Site Management	\$ -					
10 Pest Control	\$ 630					
11 Expenses/Benefits	\$ -					
12 Taxes/Worker's Compensation	\$ -					
13 Repairs and Maintenance \$ 500						
14 Utilities	\$ 500					
15 Accounting and Legal	\$ -					
16 Licenses/Permits	\$ -					
17 Advertising	\$ -					
18 Trash Service	\$ 2,118					
19 Lawn and Grounds Keeping	\$ 2,000					
20 Miscellaneous	_ \$					
Owner Paid Water	\$ 10,800					
22						
23						
24 TOTAL OPERATING EXPENSES		\$	47,898	Sum of Line 6 thru 23		
25 NET OPERATING INCOME		\$	153,198			
26 Less: Annual Debt Service		\$	-	Total Mortgage Payments		
27 CASH FLOW BEFORE TAXES		\$	153,198			
28 Add Back: Principal Payments		\$	-	Principal Paid on Loan		
29 - Depreciation		\$	(73,236)	Tax Depreciation		
30 TAXABLE NET INCOME (LOSS)		\$	79,961			