

Income Property Cash Flow Analysis

Address:	46-48 Lafayette, Rochester NH 03867		
Price:	\$490,000		
Bedrooms Bathrooms	6 BR 3 BA		
Approximate Finished SF	3508 SF		

Operating Income

	Current income	Potential Income
46 Lafayette- 3 Bedroom	\$1,279	\$2,400
46A Lafayette- 1 Bedroom (possible 2 BR)	\$1,200	\$2,000
48 Lafayette - 3 Bedroom (possible 4br)	\$1,675	\$2,500
Total Monthly Income	\$4,154.00	\$6,900.00
Total Annual Income	\$49,848	\$82,800
% Vacancy and credit Losses	None	Variable

Operating Expenses

	2025 Expenses	Potential Estimated Expenses
Property Management Fees	Self Managed	Self Managed
Maintainence	Variable	Variable
Landscaping	Tenant	Tenant
Snowplowing	Tenant	Tenant
Trash	Municipal	Municipal
Water/Sewer	\$2,839.58	\$2,839.58
Gas	Seperate Utilities	Seperate Utilities
Electric	Seperate Utilities	Seperate Utilities
Real Estate Taxes	\$5,449.86	\$5,449.86
Homeowners insurance	\$2,354.76	\$1,200.00
Total Monthly Expenses	\$887.02	\$790.79
Total Annual Expenses	\$10,644.20	\$9,489.44

Net Operating Income

Total Annual Operating income	\$49,848	\$82,800
Total Annual Operating Expense	\$10,644	\$9,489
Annual Net Operating Income	\$39,204	\$73,311

Capitalization Rate and Valuation

Desired Capitalization Rate	7%	8%
Desired Price	\$560,054	\$916,382
Actual Asking Price	\$490,000	\$469,900
Actual Capitalization Rate	8.00%	15.60%

Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.