



130 Forest Av, Fond du Lac - 28 units - EL DORADO Apts			As of Date:		9/28/2025	
Projected Profit & Loss						
This blank, reuseable spreadsheet courtesy of: Graig Goldman, Realtor ggoldman@remax.net 414-788-0449 Copyright Graig Goldman 2025					The yellow cells are unprotected	
Note: All info & amounts listed below are Seller's estimates, not those of RE/MAX.						
INCOME PROJECTED			Monthly		Annual	
Unit(s):	Description(s):	Average:				
14	1 bedroom, 1 bath	\$667.86		9,350.00		112,200.00
14	2 bedroom, 1 bath	\$754.64		10,565.00		126,780.00
	Pet fees			280.00		3,360.00
	Laundry (laundry is leased)			200.00		2,400.00
	Late fees			0.00		0.00
28	NEW UTILITY FEE @\$60	\$60.00		1,680.00		20,160.00
	Rent increases, parking, storage?			0.00		0.00
Scheduled Rental Income				22,075.00		264,900.00
Less: Vacancy/bad debt average			7.0%	1,545.25		18,543.00
Effective Rental Income				20,529.75		246,357.00
EXPENSES PROJECTED						
	Property Taxes 2024 actual			3,078.58		36,942.96
	Insurance estimate			908.83		10,905.96
	Management Company	6.0%		1,324.50		15,894.00
	Snow Removal			383.58		4,602.96
	Pest Control			220.83		2,649.96
	Legal & Professional			128.83		1,545.96
	Gas & Electric			737.17		8,846.04
	Water & Sewer estimate			901.17		10,814.04
	Cleaning, Repairs & Maint estimate			1,800.00		21,600.00
	Trash Hauling			466.75		5,601.00
	Advertising			27.25		327.00
	Vacant Unit Utilities			114.50		1,374.00
Total Operating Expenses				10,091.99		121,103.88
TOTAL EXPENSES & VACANCY				11,637.24		139,646.88
NET PROJECTED CASH FLOW				10,437.76		125,253.12
(available for mortgage Principal & Interest, and profit)						
Notes: The first column below assumes Buyer qualifies to assume existing 3.7% Freddy Mac first mortgage. Landlord pays heat & hot water; tenants pay their own electricity and cooking gas. *Banks usually require a Debt Service Coverage Ratio (DSCR) of 1.20 or higher.						
	Price:	\$1,600,000	Total Units:	28	Cap Rate:	7.83%
	Per unit:	\$57,143	Square Feet:	28,924	Per Sq Ft:	\$55.32
Mortgage:	ASSUMABLE					
Amortization Years	30	25	30			
Interest Rate Estim	3.700%	6.400%	6.500%			
% Down	30%	35%	30%			
Purchase Price	\$1,600,000	\$1,600,000	\$1,600,000			
Down Payment	\$480,000	\$560,000	\$480,000			
Loan Amount	\$1,120,000	\$1,040,000	\$1,120,000			
Principal & Interest	\$5,444	\$6,957	\$7,079			
Monthly:						
Cash Flow Above	\$10,437.76	\$10,437.76	\$10,437.76			
Excess Cash Flow	\$4,993.76	\$3,480.45	\$3,358.60			
Cash On Cash Return	12.48%	7.46%	8.40%			
Debt Serv Coverage*	1.92	1.50	1.47			
Note: All info & amounts listed above are Seller's estimates, not those of RE/MAX.						
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 Graig Goldman, The Segal/Goldman Group RE/MAX Service First - Milwaukee Metro 21075 Swenson Dr Waukesha, WI 53186 414-788-0449 ggoldman@remax.net				The Freddie Mac assumable 3.7% rate is locked through 4/1/2031		