

Rental Property Analysis

Subject Property 1420 Putnam Ave.

Purchase Price \$1,500,000.00

Income	
Monthly Rents	\$8,350.00

Expenses	
Property Taxes	197.33
Hazard Insurance	462.75
Sewer & Water	400.00
Trash	30.00
Maintenance	300.00
Pest Control	125.00
Vacancy	600.00
Total Expenses	\$2,115.08

Estimated Cash Flow/Month	\$6,234.92
Estimated Cash Flow/Annual	\$74,819.00
Cap Rate	4.99%