

Income Property Cash Flow Analysis		
<b>Address:</b>	51 chestnut St, Rochester NH 03867	
<b>Price:</b>	\$348,000	
<b>Bedrooms   Bathrooms</b>	3 BR/ 2BA	
Operating Income		
		Current income
Unit #1- 1BR(with potential to convert into a 2br)		\$1895/Month- If converted to a 2BR (Vacant)
Unit #2- 2BR		\$1895/Month (Vacant)
Garage		\$100/Month
Total Monthly Income		\$3,890
Total Annual Income		<b>\$46,680</b>
% Vacancy and credit Losses		Variable
Operating Expenses		
		2024 Expenses
Property Management Fees		Variable
Maintainence		Variable
Landscaping		<b>\$300.00 (Projected)</b>
Snowplowing		<b>\$300.00 (Projected)</b>
Trash		Municipal
Water/Sewer		\$713.00(actual)
Oil		<b>\$3000.00(projected)</b>
Electric		Seperate utilities
Real Estate Taxes		\$4,654.00
Homeowners insurance		\$1200.00(Projected)
Total Monthly Expenses		\$847.25
Total Annual Expenses		\$10,167.00
Net Operating Income		
Total Annual Operating income		\$46,680
Total Annual Operating Expense		\$10,167
<b>Annual Net Operating Income</b>		<b>\$36,513</b>
Capitalization Rate and Valuation		
Desired Capitalization Rate		8%
Desired Price		\$456,413
Actual Asking Price		\$348,000
Actual Capitalization Rate		10.49%
Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.		