

Actual/Projected Profit & Loss

This spreadsheet courtesy of:
Segal Goldman Group - RE/MAX Service First



Note: All info & amounts listed below are user's estimates unless otherwise noted.

INCOME Current		Current	Annual	
Unit(s):	Description(s):	Rent(s):		
16	Studios/1Bath @ market of 795.00	12,720.00 <i>Projected</i>	152,640.00	
			0.00	
			0.00	
			0.00	
	Laundry	200.00	2,400.00	
Scheduled Rental Income		12,920.00	155,040.00	100.0%
	Less: Vacancy/bad debt average	5.0% 646.00	7,752.00	5.0%
Effective Rental Income		12,274.00	147,288.00	
EXPENSES PROJECTED				
	Property Taxes	1,290.00 <i>Actual</i>	15,480.00	10.0%
	Insurance	533.33 <i>estimate</i>	6,399.96	4.1%
	Management Company-3rd party	5.0% 613.70 <i>Standard Estimate</i>	7,364.40	4.8%
	Landscaping & Snow Removal	100.00 <i>estimate</i>	1,200.00	0.8%
	Gas	235.00 <i>Actual</i>	2,820.00	1.8%
	Electricity	71.00 <i>Actual</i>	852.00	0.5%
	Water & Sewer	137.00 <i>Actual</i>	1,644.00	1.1%
	Repairs & Maintenance	800.00 <i>estimate</i>	9,600.00	6.2%
	Trash Hauling	299.79 <i>Actual</i>	3,597.48	2.3%
			0.00	0.0%
			0.00	0.0%
			0.00	0.0%
Total Operating Expenses		4,079.82	48,957.84	31.6%
TOTAL EXPENSES & VACANCY		4,725.82	56,709.84	36.6%
NET PROJECTED CASH FLOW		8,194.18	98,330.16	63.4%

(available for mortgage Principal & Interest, and profit)

Notes: 9 of 16 tenants pay 795.00. Tenants pay electric. Owner pays heat. Gas/electric per WE Energies.

Taxes are actual based on 2023 tax bill. R&M estimated @ 50.00/unit/month. Water/sewer per Mke Water Works.

Trash is estimated. Landscape/snow estimated @ 400.00/unit. Insurance is estimated. Interest rates per local com lenders.

Price:	\$1,400,000	Total Units:	16	Cap Rate:	7.02%	
Per unit:	\$87,500					
Mortgage:	Assume Loan Interest Rates of:		6.500%	25 yr amort		
			6.500%	30 yr amort		
% Down	25 Year Amortization			30 Year Amortization		
	20%	25%	30%	20%	25%	30%
Purchase Price	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
Down Payment	\$280,000	\$350,000	\$420,000	\$280,000	\$350,000	\$420,000
Loan Amount	\$1,120,000	\$1,050,000	\$980,000	\$1,120,000	\$1,050,000	\$980,000
Principal & Interest	\$7,562	\$7,090	\$6,617	\$7,079	\$6,637	\$6,194
Monthly:						
Cash Flow Above	\$8,194.18	\$8,194.18	\$8,194.18	\$8,194.18	\$8,194.18	\$8,194.18
Excess Cash Flow	\$631.86	\$1,104.50	\$1,577.15	\$1,115.02	\$1,557.47	\$1,999.91
Cash On Cash Return	2.71%	3.79%	4.51%	4.78%	5.34%	5.71%
Debt Serv Coverage	1.08	1.16	1.24	1.16	1.23	1.32



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