

Rental Property Cash Flow Analysis

Payette 14 Plex 1800 7th Ave. N. 101-107, 201-207

Monthly Operating Income		Scenario A
Number of Units		14
Average Monthly Rent per Unit		1,470.00
	Total Rental Income	20,580.00
% Vacancy and Credit Losses		0.03
	Total Vacancy Loss	617.40
Other Monthly Income (laundry, vending, parking, etc.)		-
Gross Monthly Operating Income		19,962.60

Monthly Rental Income Senerio includes; All appliances including washers and dryer upstairs. Water, sewer, trash, lawncare.

Monthly Operating Expenses		
Property Management Fees	1,421.00	
Repairs and Maintenance	205.80	
Real Estate Taxes	1,550.00	
Rental Property Insurance	700.00	
Homeowners/Property Association Fees	600.00	
Replacement Reserve		
Utilities		
- Water and Sewer	900.00	
- Gas and Electricity	125.00	
- Garbage	125.00	
- Cable, Phone, Internet		
Pest Control		
Accounting and Legal	25.00	
Monthly Operating Expenses		5,651.80

Mgt fee 7%
Estimated reserves 1%
Estimated real estate taxes.
Estimated property insurance.
Lawncare/snow removal/fire inspections.
Estimated water/sewer/trash/power.

Net Operating Income (NOI)	
Total Annual Operating Income	239,551.20
Total Annual Operating Expense	67,821.60
Annual Net Operating Income	171,729.60

Capitalization Rate	
Actual Purchase Price	2,800,000.00
Actual Capitalization Rate	6.13%

Loan Information	
Down Payment	
Loan Amount	
Acquisition Costs and Loan Fees	
Length of Mortgage (years)	
Annual Interest Rate	
Initial Investment	-
Monthly Mortgage Payment (PI)	-
Annual Interest	-
Annual Principal	-
Total Annual Debt Service	-

Cash Flow and ROI	
Total Monthly Cash Flow	14,310.80
Total Annual Cash Flow	171,729.60
Cash on Cash Return (ROI)	