

Income Property Cash Flow Analysis

Address:	45 Hanson St, Rochester NH 03867		
Price:	\$500,000		
Bedrooms Bathrooms	2 BR/ 2BA		

Operating Income

	Current income	Potential Income
1st Floor Commercial - 935.5SF	\$650/Month	\$1400/Month (\$18-PPSF)
Unit 2- 2 BR- 700SF	\$1600/Month	\$1800/Month
Commercial CAM(57.2%)	N/A	\$357.40/Month
Total Monthly Income	2250/Month	\$3,557.40
Total Annual Income		\$27,000
% Vacancy and credit Losses	Variable	Variable
		\$42,689

Operating Expenses

	2022 Expenses	Potential Estimated Expenses
Property Management Fees	Self Managed	Self Managed
Maintainence	Turnkey(new everything)	Turnkey(new everything)
Landscaping		\$0
Snowplowing		\$0.00
Trash	Self/Tenants	Tenants
Water/Sewer	Municipal	Municipal
Gas	Separate Utilities	Separate Utilities
Common Electric	Separate Utilities	Separate Utilities
Real Estate Taxes	\$195/Year	\$195/Year
Homeowners insurance	\$6,103	\$6,103
	\$1,200.00	\$1,200.00
Total Monthly Expenses		\$624.83
Total Annual Expenses	\$7,498.00	\$7,498.00

Net Operating Income

Total Annual Operating income	\$27,000	\$42,689
Total Annual Operating Expense	\$7,498	\$7,498
Annual Net Operating Income	\$19,502	\$35,191

Capitalization Rate and Valuation

Desired Capitalization Rate	N/A	7%
Desired Price	N/A	\$502,726
Actual Asking Price	N/A	\$500,000
Actual Capitalization Rate	N/A	7.04%

Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.