



## Stanton Team Cash Flow Pro Forma

### 4 College Park Properties

Cost Basis		Cash Flow	Monthly	Annual
Purchase Price	\$ 1,215,000	Total Gross	\$ 18,733	\$ 224,793
Improvements		Net Income after Pad/Split Fees	\$ 16,145	\$ 193,746
Financed Closing Costs	\$ 36,450	Operating Expenses	\$ (7,098)	\$ (85,172)
<b>Total Cost Basis</b>	<b>\$ 1,251,450</b>	<b>Net Operating Income</b>	<b>\$ 9,247</b>	<b>\$ 110,946</b>
<b>Financing</b>				
Appraisal Gap	\$ 40,000	Debt Service	\$ (5,715.77)	\$ (68,589)
LTV	75%	Total Cash Flow	\$ 3,531	\$ 42,377
Interest Rate	6.75%			
Term (Years)	30	<b>Performance</b>		
Loan Amount	\$ 881,250	Cash Outlay	\$370,200	
Down Payment	\$ 293,750	Cap Rate	8.87%	
<b>Monthly Debt Service</b>	<b>\$ 5,715.77</b>	Cash-on-Cash Return		11.45%
<b>Monthly Operating Expenses</b>				
Property Taxes	\$ (1,291) --	15,490 Seller Provided		
Insurance Premiums	\$ (403) --	4,832 Seller Provided		
Property Mgr and Routine Repairs	\$ (2,826) --	33,016 Seller Provided		
Repairs	\$ (72) --	9,046 Seller Provided		
Cleaning	\$ (125) --	1,500 Seller Provided		
Misc (eg. cleaning supplies, Ring sub)	\$ (250) --	3,000 Seller Provided		
Utilities (internet, gas, electricity + Wat)	\$ (1,449) --	17,388 Seller Provided		
<b>Total Monthly Operating Expenses</b>	<b>\$ (7,098)</b>			

#### Notes:

Assumes 2% of purchase price in closing costs for financial deals. Reduce for a cash purchase.  
Make a copy of this sheet to play with your own numbers. The blue shaded cells are input fields.  
Talk to your lender for a more accurate estimate of closing costs.

\*\*Optional co-host/property management



## Stanton Team Total ROI Pro Forma

### ADDRESS

Cash Flow		Appreciation		Depreciation		Principal Paydown	
Annual NOI	\$ 110,966	Annual Appreciation Average	3%	Land Value (Extrapolated From Public Records)	\$ 182,250	5-Year Total Paydown	\$ 53,970
Annual Debt Service	\$ (68,589)	5-Year Appreciated Value	\$ 193,518	Your Effective Tax Rate	24%		
Monthly Cash Flow	\$ 3,531			Depreciation Cost Basis	\$ 1,049,200		
Annual Cash Flow	\$ 42,377	Average Annual Appreciation	\$ 38,704	Annual Depreciation Amount	\$ 38,880		
				Annual Depreciation Savings	\$ 9,331	Average Annual Paydown	\$ 10,794
Total Return		Total ROI		Other Performance Metrics			
Annual Cash Flow	\$ 42,377	Total Return	\$ 101,206	Cap Rate	8.87%		
Average Annual Appreciation	\$ 38,704	Cash Outlay	\$ 370,200	Cash-on-Cash Return	11.45%		
Annual Depreciation Savings	\$ 9,331						
Average Annual Paydown	\$ 10,794						
<b>Total Annual Return</b>	<b>\$101,206</b>	<b>Total ROI</b>	<b>27.34%</b>				

Padsplit Revenue Nov 2024 to Oct 2025 (Gross Rent less PadSplit Fees)					
	3000	3755	6480	6585	Total
Nov 2024	1,987	3,312	4,513	3,587	13,399
Dec 2024	3,539	4,825	5,015	3,630	17,009
Jan 2025	3,773	5,498	4,679	4,395	18,345
Feb 2025	3,473	4,811	4,217	4,001	16,502
Mar 2025	4,527	3,683	4,258	4,207	16,675
Apr 2025	3,449	2,096	6,288	4,376	16,209
May 2025	3,916	2,328	4,527	4,263	15,034
Jun 2025	4,042	2,696	4,327	4,319	15,384
Jul 2025	4,338	3,186	5,662	4,406	17,592
Aug 2025	3,662	2,588	4,422	3,721	14,393
Sep 2025	4,872	3,788	5,940	4,071	18,671
Oct 2025	<u>4,814</u>	<u>3,587</u>	<u>5,139</u>	<u>3,385</u>	<u>16,925</u>
	46,392	42,398	58,987	48,361	196,138
Property Tax	4,658	2,905	4,239	3,688	15,490
Insurance	1,220	1,145	1,255	1,212	4,832
Utilities	4,347	4,347	4,347	4,347	17,388
Management	8,479	8,479	8,479	8,479	33,916
Repairs	2,262	2,262	2,262	2,262	9,046
Misc (eg. cleanin	750	750	750	750	3,000
Cleaning	375	375	375	375	1,500
<b>Expenses</b>	<b>22,090</b>	<b>20,262</b>	<b>21,706</b>	<b>21,112</b>	<b>85,172</b>
NOI	24,302	22,136	37,281	27,249	110,966
Price	\$325,000	\$275,000	\$325,000	\$290,000	\$1,215,000
Cap Rate	7.48%	8.05%	11.47%	9.40%	9.13%