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STANTON TEAM

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		Revenue - after PadSplit Fees	\$ 16,345	\$ 196,138	-0.4342444605
Financed Closing Costs	\$ 36,450	Operating Expenses	\$ (7,098)	\$ (85,172)	
Total Cost Basis	\$ 1,251,450	Net Operating Income	\$ 9,247	\$ 110,966	
Financing		Debt Service	\$ (5,715.77)	\$ (68,589)	
Appraisal Gap	\$ 40,000	Total Cash Flow	\$ 3,531	\$ 42,377	
LTV	75%	Performance			
Interest Rate	6.75%	Cash Outlay		\$370,200	
Term (Years)	30	Cap Rate		8.87%	
Loan Amount	\$ 881,250	Cash-on-Cash Return		11.43%	
Down Payment	\$ 292,750				
Monthly Debt Service	\$ 5,715.77				
Monthly Operating Expenses					
Property Taxes	\$ (1,291) --	15,490 Seller Provided			
Insurance Premium	\$ (403) --	4,832 Seller Provided			
Property Mgr and Routine Repairs	\$ (2,826) --	33,916 Seller Provided			**Optional co-host/property management
Repairs	\$ (754) --	9,546 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			
Total Monthly Operating Expenses	\$ (7,098)				

Notes  
Assumes 3% of purchase price in closing costs for financed 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.



# 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%		
				Depreciation Cost Basis	\$ 1,069,200		
Monthly Cash Flow	\$ 3,531			Annual Depreciation Amount	\$ 38,880		
Annual Cash Flow	\$ 42,377	Average Annual Appreciation	\$ 38,704	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						
Total Annual Return	\$101,206	Total ROI	27.34%				

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			Gross Income (Income Prior to PadSplit Fees)				
Dec 2024	3,539	4,825	5,015	3,630	17,009		3000	\$54,416.19				
Jan 2025	3,773	5,498	4,679	4,395	18,345		3755	\$49,349.98				
Feb 2025	3,473	4,811	4,217	4,001	16,502		6480	\$65,356.26				
Mar 2025	4,527	3,683	4,258	4,207	16,675		6585	\$55,670.92				
Apr 2025	3,449	2,096	6,288	4,376	16,209	Total		\$224,793.35				
May 2025	3,916	2,328	4,527	4,263	15,034							
Jun 2025	4,042	2,696	4,327	4,319	15,384			\$28,655.35				
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	4,814	3,587	5,139	3,385	16,925							
	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	*NOTE - internet, gas, electricity + Water Captured at the portfolio level only. divdied up by 4 to spread expenses across all properties.						
Management	8,479	8,479	8,479	8,479	33,916	Kendra - Property Manager and maintenance, pest control, includes some maintenance/Repair coordinate cleaning, weekly inspections, includes air filters, batteries, tenant screening, onboarding, additional background checks.						
Repairs	2,262	2,262	2,262	2,262	9,046							
Misc (eg. cleanir	750	750	750	750	3,000	*NOTE - Captured at the portfolio level only. divdied up by 4 to spread expenses across all properties.						
Cleaning	375	375	375	375	1,500	*NOTE - Captured at the portfolio level only. divdied up by 4 to spread expenses across all properties.						
<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%							