



RENTAL PROPERTY
CASH FLOW
ANALYSIS

151-155 Meadow St.
Branford, CT 06405

RENTAL PROPERTY CASH FLOW ANALYSIS

151-155 Meadow, Branford

Monthly Operating Income	Current	ProForma
Number of Units	6	6
Average Monthly Rent per Unit	1,574.17	1,866.67
Total Rental Income	9,445.00	11,200.00
% Vacancy and Credit Losses	8.00%	8.00%
Total Vacancy Loss	755.60	896.00
Gross Monthly Operating Income	8,689.40	10,304.00

Monthly Operating Expenses	Current	ProForma
Property Management Fees (8%)	755.60	896.00
Repairs and Maintenance (8%)	755.60	896.00
Real Estate Taxes	1,483.00	1,483.00
Rental Property Insurance	933.00	933.00
Utilities	60.00	60.00
Water, Sewer	316.00	316.00
Monthly Operating Expenses	4,303.20	4,584.00

Net Operating Income (NOI)	Current	ProForma
Total Annual Operating Income	104,272.80	123,648.00
Total Annual Operating Expense	51,638.40	55,008.00
Annual Net Operating Income	52,634.40	68,640.00

Capitalization Rate and Valuation	Current	ProForma
Average Capitalization Rate	5.50%	5.50%
Property Valuation (based on avg. cap rate)	956,989.09	1,248,000.00
Offer Price	950,000.00	950,000.00
Actual Capitalization Rate	5.54%	7.23%

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Loan Information

	Current	ProForma
Down Payment	237,500.00	237,500.00
Loan Amount	712,500.00	712,500.00
Acquisition Costs and Loan Fees (3%)	21,375.00	21,375.00
Length of Mortgage (years)	30	30
Annual Interest Rate	7.500%	7.500%
Initial Investment	258,875.00	258,875.00
Monthly Mortgage Payment (PI)	4,982.00	4,982.00
Total Annual Debt Service	59,784.00	59,784.00

Cash Flow and ROI

	Current	ProForma
Total Monthly Cash Flow (before taxes)	(595.80)	738.00
Total Annual Cash Flow (before taxes)	(7,149.60)	8,856.00
Cash on Cash Return (ROI)	-2.76%	3.42%

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





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