

PRO-FORMA Profit & Loss ASSUMING NORMAL OCCUPANCY

This blank, reusable spreadsheet courtesy of:

Graig Goldman, Realtor

ggoldman@remax.net

414-788-0449

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The yellow cells are unprotected

Note: All info & amounts listed below are Seller's estimates, not those of RE/MAX.

INCOME PROJECTED		Current Actual	Monthly	Annual	
Unit(s):	Description(s):	Averages:			
14	1 bedroom, 1 bath	\$692.00	9,688.00	116,256.00	
14	2 bedrooms, 1 bath	\$767.00	10,738.00	128,856.00	
26	Utility bill-back	\$60.00	1,560.00	18,720.00	
	Pet fees	\$40.00	120.00	1,440.00	
	Storage Lockers	\$15.00	45.00	540.00	
	Laundry (laundry is leased)		200.00	2,400.00	
	Late fees		0.00	0.00	
	Rent increases, parking?		0.00	0.00	
Scheduled Rental Income			22,351.00	268,212.00	100.0%
Less: Vacancy/bad debt average		7.0%	1,564.57	18,774.84	7.0%
Effective Rental Income			20,786.43	249,437.16	
EXPENSES PROJECTED					
	Property Taxes 2025 actual		2,611.77	31,341.24	11.7%
	Insurance estimate		1,000.00	12,000.00	4.5%
	Management Company	6.0%	1,341.06	16,092.72	6.0%
	Snow Removal & Landscape		400.00	4,800.00	1.8%
	Pest Control		225.00	2,700.00	1.0%
	Legal & Professional		130.00	1,560.00	0.6%
	Gas & Electric 2025 actual		1,435.00	17,220.00	6.4%
	Water & Sewer 2025 actual		2,644.00	31,728.00	11.8%
	Cleaning, Repairs & Maint estimate		1,800.00	21,600.00	8.1%
	Trash Hauling		475.00	5,700.00	2.1%
	Advertising		30.00	360.00	0.1%
	Vacant Unit Utilities		120.00	1,440.00	0.5%
Total Operating Expenses			12,211.83	146,541.96	
TOTAL EXPENSES & VACANCY			13,776.40	165,316.80	61.6%
NET PROJECTED CASH FLOW			8,574.60	102,895.20	38.4%
(available for mortgage Principal & Interest, and profit)					

Notes: The first column below assumes Buyer qualifies to assume existing 3.7% Freddie Mac first mortgage. Landlord bills tenants \$60/mo heat & hot water; tenants pay their own electricity and cooking gas. *Banks usually require a Debt Service Coverage Ratio (DSCR) of 1.20 or higher.

Price:	\$1,600,000	Total Units:	28	Cap Rate:	6.43%
Per unit:	\$57,143	Square Feet:	28,924	Per Sq Ft:	\$55.32

Mortgage:	ASSUMABLE		
	30	25	30
Amortization Years	30	25	30
Interest Rate Estim	3.700%	6.300%	6.400%
% Down	30%	35%	30%
Purchase Price	\$1,600,000	\$1,600,000	\$1,600,000
Down Payment	\$480,000	\$560,000	\$480,000
Loan Amount	\$1,120,000	\$1,040,000	\$1,120,000
Principal & Interest	\$5,444	\$6,893	\$7,006
Monthly:			
Cash Flow Above	\$8,574.60	\$8,574.60	\$8,574.60
Excess Cash Flow	\$3,130.60	\$1,681.86	\$1,568.93
Cash On Cash Return	7.83%	3.60%	3.92%
Debt Serv Coverage*	1.58	1.24	1.22

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Graig Goldman, The Segal/Goldman Group
 RE/MAX Service First - Milwaukee Metro
 21075 Swenson Dr
 Waukesha, WI 53186
 414-788-0449 ggoldman@remax.net

The Freddie Mac assumable 3.7% rate is locked through 4/1/2031