

# Rental Property Cash Flow Analysis

## Monthly Operating Income

|   |                  |
|---|------------------|
| Number of Units                             | 22               |
| Average Monthly Rent Gross - 100% occupancy | 17,600.00        |
| Total Rental Income                         | 17,600.00        |
| % Vacancy and Credit Losses                 | 5.00%            |
| Total Vacancy Loss                          | 880.00           |
| Other Monthly Income (utilities.)           | 75.00            |
| <b>Gross Monthly Operating Income</b>       | <b>16,795.00</b> |

## Monthly Operating Expenses

|                                   |                 |
|-----------------------------------|-----------------|
| Property Management Fees [1]      | 1,760.00        |
| Repairs and Maintenance [2]       | 500.00          |
| Real Estate Taxes [3]             | 200.00          |
| Rental Property Insurance [4]     | 1,300.00        |
| Replacement Reserve [5]           |                 |
| Exterior Trash Collection/Snow    | 350.00 [6]      |
| Utilities [7]                     |                 |
| - Water and Sewer                 | 1,850.00        |
| - Electricity - Common Area       | 260.00          |
| - Gas - Common Area               | 280.00          |
| <b>Monthly Operating Expenses</b> | <b>6,500.00</b> |

## Net Operating Income (NOI)

|                                    |                   |
|------------------------------------|-------------------|
| Total Annual Operating Income      | 201,540.00        |
| Total Annual Operating Expense     | 78,000.00         |
| <b>Annual Net Operating Income</b> | <b>123,540.00</b> |

## Capitalization Rate and Valuation

|                                      |                     |
|--------------------------------------|---------------------|
| <b>Property Valuation [8]</b>        | <b>1,500,000.00</b> |
| Listing Price                        | 1,500,000.00        |
| Capitalization Rate at Listing Price | 8.24%               |
|                                      | -                   |

## Cash Flow and ROI

|  |            |
|--|------------|
| Total Monthly Cash Flow (before taxes) | 10,295.00  |
| Total Annual Cash Flow (before taxes)  | 123,540.00 |
| Cash on Cash Return (ROI)              |            |

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