

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
Gross Monthly Operating Income	16,795.00
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
Monthly Operating Expenses	6,500.00
Net Operating Income (NOI)	
Total Annual Operating Income	201,540.00
Total Annual Operating Expense	78,000.00
Annual Net Operating Income	123,540.00
Capitalization Rate and Valuation	
Property Valuation [8]	1,500,000.00
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)	
<i>Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.</i>	