

# Rental Property Cash Flow Analysis

8774 PERIMETER PARK BLVD, JACKSONVILLE, FL 32216

Sale \$1,450,000 + \$125,000 RENOVATIONS	Sale \$1,450,000 + \$200,000 RENOVATIONS
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<b>COST \$1,575,000</b> RENT \$23/SF/6000 SF	<b>COST \$1,675,000</b> RENT \$20/SF/8000 SF
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Monthly Operating Income		PROFORMA SINGLE	PROFORMA MULT
Number of Units		1	1
Average Monthly Rent per Unit		11,500.00	13,333.00
	Total Rental Income	11,500.00	13,333.00
% Vacancy and Credit Losses		0.00%	5.00%
	Total Vacancy Loss	-	666.65
Other Monthly Income (laundry, vending, parking, etc.)		-	
<b>Gross Monthly Operating Income</b>		<b>11,500.00</b>	<b>12,666.35</b>

Monthly Operating Expenses			
Property Management Fees			
Repairs and Maintenance	100.00	100.00	
Real Estate Taxes	1,960.00	2,000.00	
Rental Property Insurance	250.00	250.00	
Property Association Fees	59.00	59.00	
Replacement Reserve	250.00	250.00	
Utilities/Common Areas	100.00	100.00	
Pest Control	170.00	170.00	
Accounting and Legal	150.00	150.00	
<b>Monthly Operating Expenses</b>		<b>3,039.00</b>	<b>3,079.00</b>

Net Operating Income (NOI)		
Total Annual Operating Income	138,000.00	151,996.20
Total Annual Operating Expense	36,468.00	36,948.00
<b>Annual Net Operating Income</b>	<b>101,532.00</b>	<b>115,048.20</b>

Capitalization Rate and Valuation		
Desired Capitalization Rate	6.50%	7.00%
<b>Property Valuation (Offer Price)</b>	<b>1,562,030.77</b>	<b>1,643,545.71</b>
Actual Purchase Price + RENOVATIONS	1,550,000.00	1,650,000.00
Actual Capitalization Rate	6.55%	6.97%

Loan Information		
Down Payment	290,000.00	290,000.00
Loan Amount	1,160,000.00	1,160,000.00
Acquisition Costs and Loan Fees	4,500.00	4,500.00
Length of Mortgage (years)	30	30
Annual Interest Rate	6.000%	6.000%
Initial Investment	294,500.00	294,500.00
Monthly Mortgage Payment (PI)	6,954.79	6,954.79
Annual Interest	69,212.50	69,212.50
Annual Principal	14,244.94	14,244.94
<b>Total Annual Debt Service</b>	<b>83,457.43</b>	<b>83,457.43</b>

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	<b>1,506.21</b>	<b>2,632.56</b>
Total Annual Cash Flow (before taxes)	<b>18,074.57</b>	<b>31,590.77</b>
Cash on Cash Return (ROI)	<b>6.14%</b>	<b>10.73%</b>