

# Rental Property Cash Flow Analysis

TAX IS ADDED BUT NOT SHOWN

555 BLANDING BLVD, ORANGE PARK, FL 32073

	6256	SF RENTABLE
	CURRENT-PSF	PROJECTED-PSF
<b>Monthly Operating Income</b>	<b>10.04</b>	<b>12.50</b>
Number of Units	8	8
Average Monthly Rent per Unit	654.15	814.58
Total Rental Income	5,233.20	6,516.67
% Vacancy and Credit Losses	13.94%	10.00%
Total Vacancy Loss	729.51	651.67
Other Monthly Income (laundry, vending, parking, etc.)	600.00	2,295.00
<b>Gross Monthly Operating Income</b>	<b>5,103.69</b>	<b>8,160.00</b>

<b>Monthly Operating Expenses</b>		
Property Management Fees		
Repairs and Maintenance	380.40	400.00
Real Estate Taxes	733.83	1,110.00
Rental Property Insurance	384.56	400.00
DUES-ASSESSMENTS		
Utilities		
- Water and Sewer	37.99	45.00
- Gas and Electricity	247.92	250.00
- Garbage	37.30	40.00
- Cable, Phone, Internet	-	-
MISCELLANEOUS	41.39	50.00
Accounting and Legal		
<b>Monthly Operating Expenses</b>	<b>1,863.39</b>	<b>2,295.00</b>

<b>Net Operating Income (NOI)</b>		
Total Annual Operating Income	61,244.30	97,920.00
Total Annual Operating Expense	22,360.68	27,540.00
<b>Annual Net Operating Income</b>	<b>38,883.62</b>	<b>70,380.00</b>

<b>Capitalization Rate and Valuation</b>		
Desired Capitalization Rate	4.09%	7.41%
<b>Property Valuation (ASKING Price)</b>	<b>950,699.83</b>	<b>949,797.57</b>
<b>ACTUAL PURCHASE PRICE</b>	<b>925,000.00</b>	<b>925,000.00</b>
Actual Capitalization Rate	<b>4.20%</b>	<b>7.61%</b>

<b>Loan Information</b>		
Down Payment	925,000.00	925,000.00
Loan Amount		-
Acquisition Costs and Loan Fees		-
Length of Mortgage (years)		-
Annual Interest Rate		0.000%
Initial Investment	925,000.00	925,000.00
Monthly Mortgage Payment (PI)	-	-
Annual Interest	-	-
Annual Principal	-	-
<b>Total Annual Debt Service</b>	<b>-</b>	<b>-</b>

<b>Cash Flow and ROI</b>		
Total Monthly Cash Flow (before taxes)	<b>3,240.30</b>	<b>5,865.00</b>
Total Annual Cash Flow (before taxes)	<b>38,883.62</b>	<b>70,380.00</b>
Cash on Cash Return (ROI)	<b>4.20%</b>	<b>7.61%</b>