

# Rental Property Cash Flow Analysis

TAX IS ADDED BUT  
NOT SHOWN

103 S Magnolia, Green Cove Springs, FL

**3628 SF RENTABLE**  
**Past 2 YR AVG UN PROJECTED 7 UN**

Monthly Operating Income		ADR>>>>	\$108.03	\$122.00
Number of Units			5	7
Average Monthly Rent per Unit			3,285.91	3,710.83
	Total Rental Income		16,429.56	25,975.83
% Vacancy and Credit Losses			50.00%	40.00%
	Total Vacancy Loss		8,214.78	10,390.33
Other Monthly Income (laundry, vending, parking, etc.)			-	1,039.03
<b>Gross Monthly Operating Income</b>			<b>8,214.78</b>	<b>16,624.53</b>

Monthly Operating Expenses		
Property Management Fees	-	997.47
Repairs and Maintenance	368.00	450.00
Real Estate Taxes	180.25	631.00
Rental Property Insurance	474.00	500.00
Advertising	623.00	1,500.00
LIVE IN MANAGEMENT PLUS BURDEN ON LABOR		4,050.00
Utilities		
- Water and Sewer	100.00	140.00
- Gas and Electricity	300.00	550.00
- Garbage	80.00	140.00
- Cable, Phone, Internet	140.00	150.00
FOOD/SUPPLIES/OFFICE	887.17	1,242.00
Accounting and Legal	100.00	150.00
<b>Monthly Operating Expenses</b>		<b>3,252.42 10,500.47</b>

Net Operating Income (NOI)		
Total Annual Operating Income	98,577.38	199,494.40
Total Annual Operating Expense	39,029.04	126,005.66
<b>Annual Net Operating Income</b>	<b>59,548.34</b>	<b>73,488.74</b>

Capitalization Rate and Valuation		
Desired Capitalization Rate	8.103%	10.000%
<b>Property Valuation (ASKING Price)</b>	<b>734,901.52</b>	<b>734,902.06</b>
<b>ACTUAL PURCHASE PRICE</b>	<b>729,000.00</b>	<b>729,000.00</b>
Actual Capitalization Rate	<b>8.17%</b>	<b>10.08%</b>

Loan Information		
Down Payment	729,000.00	729,000.00
Loan Amount		-
Acquisition Costs and Loan Fees		-
Length of Mortgage (years)		-
Annual Interest Rate		0.000%
Initial Investment	729,000.00	729,000.00
Monthly Mortgage Payment (PI)	-	-
Annual Interest	-	-
Annual Principal	-	-
<b>Total Annual Debt Service</b>	<b>-</b>	<b>-</b>

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	<b>4,962.36</b>	<b>6,124.06</b>
Total Annual Cash Flow (before taxes)	<b>59,548.34</b>	<b>73,488.74</b>
Cash on Cash Return (ROI)	<b>8.17%</b>	<b>10.08%</b>