

Pacetti Road Pet Spa Cash Flow Analysis

3629 Pacetti Rd., St Augustine, FL 32092

	9920	SF CONDITIONED
	2018-2019 AVG	PROJECTED 2021
Monthly Operating Income		
Boarding Income	\$44,270.50	\$49,870.00
Grooming Net Income	\$2,376.00	\$3,000.00
Sales Revenue	\$46,646.50	\$52,870.00
Credit Losses/Credit Card Costs	\$1,311.00	\$1,500.00
SUBTOTL REVENUE	\$45,335.50	\$51,370.00
Other Monthly Income RETAIL	\$507.76	\$575.34
Gross Monthly Operating Income	\$45,843.26	\$51,945.34

Monthly Operating Expenses		
Accounting and Legal	\$287.50	\$290.00
Advertising and Promotional	\$1,245.38	\$1,500.00
Insurance General	\$1,166.67	\$1,200.00
Office Expense	\$1,569.39	\$1,600.00
Repairs and Maintenance	\$2,394.02	\$2,400.00
Payroll with Burden on Labor	\$22,145.39	\$23,000.00
Utilities	\$1,318.87	\$1,350.00
Telephone & Internet	\$280.93	\$285.00
Supplies	\$1,671.14	\$1,700.00
Taxes and Licenses	\$834.64	\$850.00
Monthly Operating Expenses	\$32,913.93	\$34,175.00
ANNUAL Operating Expenses	\$394,967.16	\$410,100.00

Net Operating Income (NOI)		
Total Annual Operating Income	\$550,119.09	\$623,344.13
Total Annual Operating Expense	\$394,967.16	\$410,100.00
Annual Net Operating Income	\$155,151.93	\$213,244.13

Capitalization Rate and Valuation		
Desired Capitalization Rate	7.957%	9.844%
Property Valuation	\$1,949,879.74	\$2,166,234.54
ACTUAL PURCHASE PRICE	\$1,935,000.00	\$1,850,000.00
Actual Capitalization Rate	8.02%	11.53%

Loan Information		
Down Payment	\$580,500.00	\$555,000.00
Loan Amount	\$1,354,500.00	\$1,295,000.00
Acquisition Costs and Loan Fees	\$33,862.50	\$32,375.00
Length of Mortgage (years)	25	25
Annual Interest Rate	4.500%	4.500%
Initial Investment	\$614,362.50	\$587,375.00
Monthly Mortgage Payment (PI)	\$7,528.75	\$7,198.03
Annual Interest	\$60,338.64	\$57,688.10
Annual Principal	\$30,006.37	\$28,688.26
Total Annual Debt Service	\$90,345.01	\$86,376.37

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	\$5,400.58	\$10,572.31
Total Annual Cash Flow (before taxes)	\$64,806.92	\$126,867.76
Cash on Cash Return (ROI)	10.55%	21.60%