

Rental Property Cash Flow Analysis

8774 PERIMETER PARK BLVD, JACKSONVILLE, FL 32216

	LOW 15/PSF NNN	HIGH 20/PSF NNN
PROFORMA SINGLE		
Monthly Operating Income		
Number of Units	1	1
Average Monthly Rent per Unit	10,000.00	13,333.33
Total Rental Income	10,000.00	13,333.33
% Vacancy and Credit Losses	5.00%	5.00%
Total Vacancy Loss	500.00	666.67
Other Monthly Income (laundry, vending, parking, etc.)	-	
Gross Monthly Operating Income	9,500.00	12,666.66

Monthly Operating Expenses		
Property Management Fees		
Repairs and Maintenance	100.00	100.00
Real Estate Taxes	1,833.00	1,916.00
Rental Property Insurance	230.00	240.00
Property Association Fees	59.00	59.00
Replacement Reserve	200.00	200.00
Utilities/Common Areas	100.00	100.00
Pest Control	170.00	170.00
Accounting and Legal	150.00	150.00
Monthly Operating Expenses	2,842.00	2,935.00

Net Operating Income (NOI)		
Total Annual Operating Income	114,000.00	151,999.96
Total Annual Operating Expense	34,104.00	35,220.00
Annual Net Operating Income	79,896.00	116,779.96

Capitalization Rate and Valuation		
Desired Capitalization Rate	5.15%	7.53%
Property Valuation (ASKING Price)	1,551,378.64	1,549,998.17
Actual Purchase Price	1,450,000.00	1,450,000.00
Actual Capitalization Rate	5.51%	8.05%

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	4.000%	4.000%
Initial Investment	294,500.00	294,500.00
Monthly Mortgage Payment (PI)	5,538.02	5,538.02
Annual Interest	46,028.19	46,028.19
Annual Principal	20,428.02	20,428.02
Total Annual Debt Service	66,456.21	66,456.21

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	1,119.98	4,193.65
Total Annual Cash Flow (before taxes)	13,439.79	50,323.75
Cash on Cash Return (ROI)	4.56%	17.09%