

Rental Property Cash Flow Analysis

TAX IS ADDED BUT NOT SHOWN

555 BLANDING BLVD, ORANGE PARK, FL 32073

6256 SF RENTABLE
PROJECTED-PSF PROJECTED-PSF

Monthly Operating Income	13.50	15.00
Number of Units	8	8
Average Monthly Rent per Unit	879.75	977.50
Total Rental Income	7,038.00	7,820.00
% Vacancy and Credit Losses	10.00%	10.00%
Total Vacancy Loss	703.80	782.00
Other Monthly Income (laundry, vending, parking, etc.)	2,305.00	2,395.00
Gross Monthly Operating Income	8,639.20	9,433.00

Monthly Operating Expenses		
Property Management Fees		
Repairs and Maintenance	410.00	450.00
Real Estate Taxes	1,110.00	1,110.00
Rental Property Insurance	400.00	450.00
DUES-ASSESSMENTS		
Utilities		
- Water and Sewer	45.00	45.00
- Gas and Electricity	250.00	250.00
- Garbage	40.00	40.00
- Cable, Phone, Internet	-	-
MISCELLANEOUS	50.00	50.00
Accounting and Legal		
Monthly Operating Expenses	2,305.00	2,395.00

Net Operating Income (NOI)		
Total Annual Operating Income	103,670.40	113,196.00
Total Annual Operating Expense	27,660.00	28,740.00
Annual Net Operating Income	76,010.40	84,456.00

Capitalization Rate and Valuation		
Desired Capitalization Rate	8.00%	8.89%
Property Valuation (ASKING Price)	950,130.00	950,011.25
ACTUAL PURCHASE PRICE	925,000.00	925,000.00
Actual Capitalization Rate	8.22%	9.13%

Loan Information		
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	-	-
Total Annual Debt Service	-	-

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	6,334.20	7,038.00
Total Annual Cash Flow (before taxes)	76,010.40	84,456.00
Cash on Cash Return (ROI)	8.22%	9.13%