

VET Business Cash Flow Analysis

2520 St Johns Bluff Rd S, Jacksonville, FL 32246
AS A OWNER OCCUPANT VETERINARIAN

LOWEST	HIGHEST
HISTORY	HISTORY

Monthly Operating Income		
Number of Units/With Equipment	1	1
Average Monthly INCOME	38,333.00	73,833.00
SUBTOTAL	38,333.00	73,833.00
BAD DEBT (5%)	5.00%	5.00%
Total Bad Debt Loss	1,916.65	3,691.65
Other Monthly Income	1,149.99	2,214.99
Gross Monthly Operating Income	37,566.34	72,356.34

Monthly Operating Expenses		
SUPPLIES AND VET COSTS	14,108.00	24,512.00
Repairs and Maintenance	230.00	230.00
Real Estate Taxes	775.00	775.00
Property Insurance	180.00	180.00
SALARIES/BENEFITS/BONUSES	17,772.00	36,410.00
EQUIPMENT REPAIR/MAINTENANCE	1,240.00	1,800.00
Utilities		
- Water and Sewer	115.00	210.00
- Gas and Electricity	342.00	475.00
- Garbage	100.00	120.00
- Cable, Phone, Internet	250.00	300.00
MISCELLANEOUS	50.00	100.00
Accounting and Legal	175.00	300.00
Monthly Operating Expenses	35,337.00	65,412.00

Net Operating Income (NOI)		
Total Annual Operating Income	450,796.08	868,276.08
Total Annual Operating Expense	424,044.00	784,944.00
Annual Net Operating Income	26,752.08	83,332.08

Capitalization Rate and Valuation		
Desired Capitalization Rate	5.05%	10.00%
Property Valuation (ASKING Price)	529,744.16	833,320.80
ACTUAL PURCHASE PRICE	520,000.00	520,000.00
Actual Capitalization Rate	5.14%	16.03%

Loan Information		
Down Payment	520,000.00	520,000.00
Loan Amount		-
Acquisition Costs and Loan Fees		-
Length of Mortgage (years)		-
Annual Interest Rate		0.000%
Initial Investment	520,000.00	520,000.00
Monthly Mortgage Payment (PI)	-	-
Annual Interest	-	-
Annual Principal	-	-
Total Annual Debt Service	-	-

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	2,229.34	6,944.34
Total Annual Cash Flow (before taxes)	26,752.08	83,332.08
Cash on Cash Return (ROI)	5.14%	16.03%

Rental Property Cash Flow Analysis

TAX IS ADDED BUT
NOT SHOWN

2520 St Johns Bluff Rd S, Jacksonville, FL 32246

AS AN INVESTMENT RENTAL

	2013 SF RENTABLE	
	LOWEST RENT	HIGHEST RENT
Monthly Operating Income		
Number of Units/With Equipment	1	1
Average Monthly Rent per Unit	3,400.00	4,500.00
Total Rental Income	3,400.00	4,500.00
% Vacancy and Credit Losses	0.00%	0.00%
Total Vacancy Loss	-	-
Other Monthly Income (laundry, vending, parking, etc.)	-	-
Gross Monthly Operating Income	3,400.00	4,500.00

Monthly Operating Expenses		
Property Management Fees		
Repairs and Maintenance	100.00	100.00
Real Estate Taxes	775.00	775.00
Rental Property Insurance	230.00	230.00
DUES-ASSESSMENTS		
Utilities		
- Water and Sewer	-	-
- Gas and Electricity	-	-
- Garbage	-	-
- Cable, Phone, Internet	-	-
MISCELLANEOUS	50.00	50.00
Accounting and Legal	75.00	75.00
Monthly Operating Expenses	1,230.00	1,230.00

Net Operating Income (NOI)		
Total Annual Operating Income	40,800.00	54,000.00
Total Annual Operating Expense	14,760.00	14,760.00
Annual Net Operating Income	26,040.00	39,240.00

Capitalization Rate and Valuation		
Desired Capitalization Rate	5.00%	7.50%
Property Valuation (ASKING Price)	520,800.00	523,200.00
ACTUAL PURCHASE PRICE	520,000.00	500,000.00
Actual Capitalization Rate	5.01%	7.85%

Loan Information		
Down Payment	520,000.00	500,000.00
Loan Amount		-
Acquisition Costs and Loan Fees		-
Length of Mortgage (years)		-
Annual Interest Rate		0.000%
Initial Investment	520,000.00	500,000.00
Monthly Mortgage Payment (PI)	-	-
Annual Interest	-	-
Annual Principal	-	-
Total Annual Debt Service	-	-

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	2,170.00	3,270.00
Total Annual Cash Flow (before taxes)	26,040.00	39,240.00
Cash on Cash Return (ROI)	5.01%	7.85%