

# Rental Property Cash Flow Analysis

Birchwood Pointe Condo 4-203

Monthly Operating Income		Scenario A	Scenario B
Number of Units		1	1
Average Monthly Rent per Unit		1,613.00	1,613.00
	Total Rental Income	1,613.00	1,613.00
% Vacancy and Credit Losses		16.00%	0.00%
	Total Vacancy Loss	258.08	-
Other Monthly Income (laundry, vending, parking, etc.)		-	
<b>Gross Monthly Operating Income</b>		<b>1,354.92</b>	<b>1,613.00</b>

Monthly Operating Expenses			
Property Management Fees			
Repairs and Maintenance	18.00	18.00	
Real Estate Taxes	300.00	300.00	
Rental Property Insurance	40.00	40.00	
Homeowners/Property Association Fees	377.00	377.00	
Replacement Reserve	280.00		
Utilities			
Pest Control			
Accounting and Legal			
<b>Monthly Operating Expenses</b>		<b>1,015.00</b>	<b>735.00</b>

Net Operating Income (NOI)		
Total Annual Operating Income	16,259.04	19,356.00
Total Annual Operating Expense	12,180.00	8,820.00
<b>Annual Net Operating Income</b>	<b>4,079.04</b>	<b>10,536.00</b>

Capitalization Rate and Valuation		
Desired Capitalization Rate	1.75%	4.30%
<b>Property Valuation (Offer Price)</b>	<b>233,088.00</b>	<b>245,023.26</b>
Actual Purchase Price	90,000.00	90,000.00
Actual Capitalization Rate	4.53%	11.71%

Loan Information		
Down Payment	88,000.00	88,000.00
Loan Amount	-	
Acquisition Costs and Loan Fees	-	
Length of Mortgage (years)	20	
Annual Interest Rate	6.000%	
Initial Investment	90,000.00	90,000.00
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>339.92</b>	<b>878.00</b>

Total Annual Cash Flow (before taxes)	<b>4,079.04</b>	<b>10,536.00</b>
Cash on Cash Return (ROI)	<b>4.53%</b>	<b>11.71%</b>