

# Rental Property ProForma Cash Flow Analysis

939 Suire Ave,Cincinnati, OH 45205

Monthly Operating Income		Scenario A
Number of Units		6
Average Monthly Rent per Unit Not included garage (See below)		550.00
	Total Rental Income	3,300.00
% Vacancy and Credit Losses		5.00%
	Total Vacancy Loss	165.00
Other Monthly Income (laundry, vending, parking, etc.)		550.00
<b>Gross Monthly Operating Income</b>		<b>3,685.00</b>

Monthly Operating Expenses		
Property Management Fees		-
Repairs and Maintenance		500.00
Real Estate Taxes		530.00
Rental Property Insurance		150.00
Homeowners/Property Association Fees		-
Replacement Reserve		50.00
Utilities Including trash		735.00
Pest Control		-
Accounting and Legal		-
<b>Monthly Operating Expenses</b>		<b>1,965.00</b>

Net Operating Income (NOI)		
Total Annual Operating Income		44,220.00
Total Annual Operating Expense		23,580.00
<b>Annual Net Operating Income</b>		<b>20,640.00</b>

Capitalization Rate and Valuation		
Desired Capitalization Rate		10.00%
	<b>Property Valuation (Offer Price)</b>	<b>225,000.00</b>
Actual Purchase Price		225,000.00
	Actual Capitalization Rate	9.17%

Loan Information		
Down Payment		45,000.00
Loan Amount		180,000.00
Acquisition Costs and Loan Fees		3,500.00
Length of Mortgage (years)		25
Annual Interest Rate		5.000%
	Initial Investment	48,500.00
	Monthly Mortgage Payment (PI)	1,052.26
	Annual Interest	8,915.71
	Annual Principal	3,711.43
<b>Total Annual Debt Service</b>		<b>12,627.14</b>

Cash Flow and ROI	
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Total Monthly Cash Flow	<b>667.74</b>
Total Annual Cash Flow	<b>8,012.86</b>
Cash on Cash Return (ROI)	<b>16.52%</b>