

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
Gross Monthly Operating Income		3,685.00

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	-	
Monthly Operating Expenses		1,965.00

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

Capitalization Rate and Valuation		
Desired Capitalization Rate	10.00%	
	Property Valuation (Offer Price)	225,000.00
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
Total Annual Debt Service		12,627.14

Cash Flow and ROI

Total Monthly Cash Flow	667.74
Total Annual Cash Flow	8,012.86
Cash on Cash Return (ROI)	16.52%