

INVESTMENT PROPERTY CASH FLOW ANALYZER - 227 Sorahren Ave

PURCHASE PRICE	\$1,589,000.00	ESTIMATED		\$	-	<u>Closing costs (LTT+lawyer+Title Ins)</u>	
			ANNUALLY	MONTHLY		NOTES	LTT
GROSS POTENTIAL RENTAL INCOME			\$81,600	\$6,800		>> Calculated based on Rent Roll	Lawyer
- VACANCY AND CREDIT ALLOWANCE			\$0	\$0		>> 5% is a typical rate for vacancy and credit allowance.	Title Insurance
- OTHER INCOME (AFFECTED BY VACANCY)						Your property may have a lower or a higher vacancy depending on property condition & area	
= EFFECTIVE RENTAL INCOME			\$81,600	\$6,800			
+ OTHER INCOME (NOT AFFECTED BY VACANCY)			\$0	\$0		Laundry	
= GROSS OPERATING INCOME (GOI)			\$81,600	\$6,800			

OPERATING EXPENSES			\$0	\$0		% GOI
PROPERTY TAXES			\$4,990	\$416		6%
PROPERTY INSURANCE			\$2,500	\$208		3%
PROPERTY MANAGEMENT	0%		\$0	\$0		0%
RESIDENT MANAGER			\$0	\$0		0%
CONDO FEES			\$0	\$0		0%
REPAIRS AND MAINTENANCE	0%		\$0	\$0		0%
<u>UTILITIES</u>				\$0		
HEAT				\$0		0%
ELECTRICITY			\$4,000	\$333		5%
WATER/SEWER			\$1,200	\$100		1%
GAS			\$1,328	\$111		2%
CLEANING			\$0	\$0		0%
ACCOUNTING AND LEGAL			\$0	\$0		0%
ADVERTISING			\$0	\$0		0%
<u>CONTRACT SERVICES</u>				\$0		
TRASH REMOVAL			\$0	\$0		0%
SNOW REMOVAL			\$0	\$0		0%
LAWN CARE			\$0	\$0		0%
<u>RENTAL EQUIPMENT</u>				\$0		
HOT WATER HEATER			\$0	\$0		0%
<u>OTHER EXPENSES</u>				\$0		
EXPENSE 1			\$0	\$0		0%
EXPENSE 2			\$0	\$0		0%
= TOTAL OPERATING EXPENSES			\$14,018	\$1,168.17		17%
NET OPERATING INCOME			\$67,582	\$5,632		

MORTGAGE INFORMATION					
	%		AMOUNT		
1ST MORTGAGE	75%		\$1,191,750.00		
2ND MORTGAGE	0%		\$0.00		

DEBT SERVICE						
	RATE		AMORTIZATION	PMTS/YR	ANNUAL PMT	MONTHLY PMT
1ST MORTGAGE	2.99%		25	12	\$ 67,605	\$ 5,634
2ND MORTGAGE						
= TOTAL MORTGAGE PAYMENTS					\$ 67,605	\$ 5,634

CASH FLOW BEFORE TAXES	ANNUAL	MONTHLY
	-\$23	-\$2
CAP RATE	4.25%	
CASH ON CASH (Annual)	-0.01%	

* Note: The following document is provided for general information purposes only. The Seller, Listing brokerage and Co-operating brokerage are not responsible for any errors, omissions, or amendments to the following document. It is the responsibility of the buyer to verify all information relevant to the buyer's requirements.