

Cash Flow Analysis of 6450-6472 E. 66th Pl.

Number of Units 4



Cash Investment Breakdown

Purchase Price	\$	900,000
Mortgage	\$	675,000
Down Payment	\$	225,000
Estimated Finance and Acquisition Costs	\$	5,540
Repair Costs	\$	-
Total Cash Investment	\$	230,540

Annual Cash Flow Statement

Annual Income

Annual Rental Income	\$	68,400
- Vacancy 3%	\$	(2,052)
Expected Annual Rental Income	\$	66,348

\$5,700 per month

Annual Expenses

Property Management	\$	-
Reserves for Repairs and Maintenance	\$	3,420
Real Estate Taxes	\$	4,000
Property Insurance	\$	3,382
Utilities (If paid by owner)		
- Water and Sewer	\$	4,100
- Trash	\$	-
- Electric	\$	-
Landscaping	\$	-
Other	\$	-
Other	\$	-
Total Annual Expenses	\$	14,902

Comments/Footnotes

	-
5%	
2019 assessment	
	-
Rolling 12-mos.	
Provided at no cost by Commerce City	
Tenant responsibility	
	-
0	
0	

Net Operating Income \$ 51,446

Less: Annual Mortgage Payments \$ (34,698)

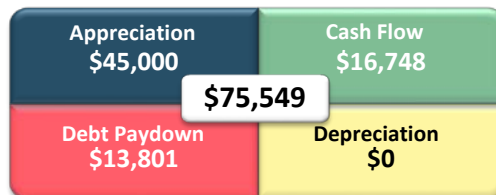
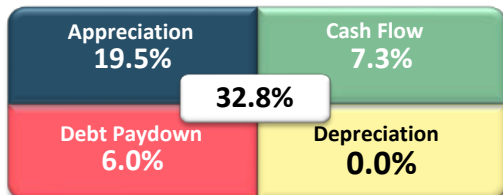
\$675,000 @ 3.125% = \$2,891.53 per month

Annual Cash Flow Before Taxes \$ 16,748

1st Year Returns

Cash-on-Cash Rate of Return	7.3%	\$16,748 ÷ \$230,540 = 7%
CAP Rate	5.7%	\$51,446 ÷ \$900,000 = 5.7%
GRM - Gross Rent Multiplier	157.9	\$900,000 ÷ \$5,700 = 157.9

1st Year Return On Investment Quadrant™ (ROIQ)



**Return On Investment Quadrant is a trademark of Real Estate Financial Planner, LLC

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