

Cash Flow Analysis of 8300-8320 S. Newland

Number of Units 2



**Cash Investment Breakdown**

Purchase Price	\$	875,000
Mortgage	\$	656,250
Down Payment	\$	218,750
Estimated Finance and Acquisition Costs	\$	5,540
Repair Costs	\$	-
<b>Total Cash Investment</b>	<b>\$</b>	<b>224,290</b>

**Annual Cash Flow Statement**

Annual Income

Annual Rental Income	\$	61,200
- Vacancy 3%	\$	(1,836)
<b>Expected Annual Rental Income</b>	<b>\$</b>	<b>59,364</b>

\$5,100 per month

Annual Expenses

Property Management	\$	-
Reserves for Repairs and Maintenance	\$	3,060
Real Estate Taxes	\$	2,814
Property Insurance	\$	2,500
Utilities (If paid by owner)		
- Water and Sewer	\$	2,200
- Trash	\$	-
- Electric	\$	-
Landscaping	\$	-
Other	\$	-
Other	\$	-
<b>Total Annual Expenses</b>	<b>\$</b>	<b>10,574</b>

Comments/Footnotes

	-
5%	-
2020 assessment	-
Estimate	-
	-
	-
0	-
0	-

**Net Operating Income** \$ 48,790

Less: Annual Mortgage Payments \$ (33,735)

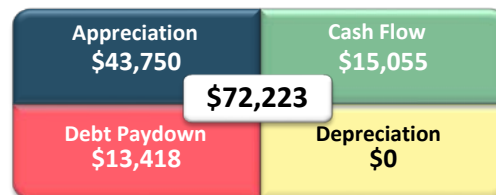
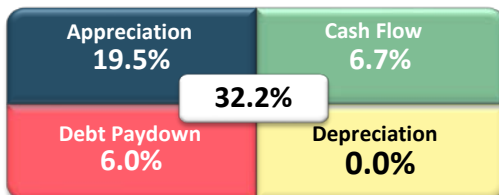
\$656,250 @ 3.125% = \$2,811.21 per month

**Annual Cash Flow Before Taxes** \$ 15,055

**1st Year Returns**

<b>Cash-on-Cash Rate of Return</b>	<b>6.7%</b>	$\$15,055 \div \$224,290 = 7\%$
<b>CAP Rate</b>	<b>5.6%</b>	$\$48,790 \div \$875,000 = 5.6\%$
<b>GRM - Gross Rent Multiplier</b>	<b>171.6</b>	$\$875,000 \div \$5,100 = 171.6$

**1st Year Return On Investment Quadrant™ (ROIQ)**



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