

940 Drexel

ITEM	Monthly	Yearly	Assumptions	
Planned Monthly Rental Income	\$650.00	\$7800.00	Vacancy/Credit Loss In % of rents (suggest 7-10% of rents)	10.00 %
Other Income (laundry, garages, etc.)	\$0.00	\$0.00	Avg Maintenance and Repair Costs (suggest 5-10% of rents)	10.00 %
Gross Monthly Income	\$650.00	\$7800.00	Accounting and legal (suggest 3% of rents)	3.00 %
			Advertising (suggest 1/2% of rents)	0.00 %
<b>Less: Monthly Operating Expenses</b>			Property Management (suggest 12% of rents)	12.00 %
Vacancy/Credit Loss In % of rents	\$65.00	\$780.00	Total Operating Cost	35.00 %
Real Estate & School Taxes	\$79.25	\$951.00		
Maintenance and Repair Costs	\$65.00	\$780.00	<b>Information About the Purchase Price and Downpayment</b>	
Janitorial, Pool, and Lawncare	\$0.00	\$0.00	Your Purchase Price for the Property	\$27500.00
Trash	\$0.00	\$0.00	Loan Amount as Percentage of Total Basis.	0 %
Supplies	\$0.00	\$0.00	Renovation Expense	\$7000.00
Electricity	\$0.00	\$0.00	Settlement Costs	\$1000.00
Gas and Oil	\$0.00	\$0.00	Total Basis in Property	\$35500.00
Sewar/Water	\$0.00	\$0.00		\$0.00
Telephone	\$0.00	\$0.00	Assessed Land Value	\$0
Accounting and Legal	\$19.50	\$234.00		
Advertising	\$0.00	\$0.00	<b>Mortgage Payment Calculator</b>	<b>Amortizing Loan</b>
Property Insurance	\$45.83	\$550.00	Length of Mortgage (Years)	0
Property Manager	\$78.00	\$936.00	Annual Interest Rate %	0 %
Annual Permits	\$0.00	\$0.00	Loan Amount	\$0.00
Miscellaneous	\$0.00	\$0.00	Payment (not including escrows)	\$NaN
<b>TOTAL OPERATING EXPENSES</b>		\$4231.00		
Gross Operating Income (from above)	\$650.00	\$7800.00		<b>Interest Only Loan</b>
Total Operating Expenses (from Above)	\$352.58	\$4231.00	Annual Interest Rate %	0 %
<b>NET OPERATING INCOME (NOI)</b>	\$297.42	\$3569.04	Loan Amount	\$0.00
			Payment (not including escrows)	\$0.00
Mortgage Payments	\$0.00	\$0.00		

<b>CASH FLOW BEFORE TAX CONSIDERATIONS</b>	\$297.42	\$3569.04
--	----------	-----------

Estimated Tax Benefit (see below)	\$26.89	\$322.73
<b>Total of Tax Benefit and Cash Flow</b>	\$324.31	\$3891.72

**Results Summary**

Monthly Cash Flow	\$297.42
Annual Cash Flow	\$3569.04
Annual Net Operating Income	\$3569.04
Monthly Net Operating Income	\$297.42

**POTENTIAL TAX BENEFITS OF THE RENTAL PROPERTY**

Ask your accountant to confirm. Some people cannot take advantage of depreciation (for example if your income is too high)

Depreciation is normally over 27.5 years

CAP Rate Given Inputs in this Spreadsheet 10.05 %

Desired Cap Rate 0 %

Purchase Price for Desired Cap Rate \$Infinity

Debt Service Coverage Ratio div#0

**Depreciation Estimator**

Your Basis in the Building (total cost in dollars to acquire and renovate the building) \$35500.00

Gross Rent Multiplier Given Inputs in this Spreadsheet 3.53

Depreciation term in years (usually 39.5) 27.5

Cash on Cash Return 10.05 %

Annual Depreciation \$1290.91

Desired Gross Rent Multiplier (GRM) 0

Your Tax Rate 25 %

Value based upon desired Gross Rent Multiplier \$0.00

Your Possible Annual Tax Savings \$322.73