

2018-08-13 10:09			FILL IN ALL TAN COLORED CELLS ONLY			
2032 Bolton						
ITEM	Monthly	Yearly	Assumptions			
Planned Monthly Rental Income	\$735.00	\$8820.00	Vacancy/Credit Loss In % of rents (suggest 7-10% of rents)	8.00	%	
Other Income (laundry, garages, etc.)	\$0.00	\$0.00	Avg Maintenance and Repair Costs (suggest 5-10% of rents)	10.00	%	
Gross Monthly Income	\$735.00	\$8820.00	Accounting and legal (suggest 3% of rents)	2.00	%	
			Advertising (suggest 1/2% of rents)	0.00	%	
Less: Monthly Operating Expenses			Property Management (suggest 12% of rents)	10.00	%	
Vacancy/Credit Loss In % of rents	\$58.80	\$705.60	Total Operating Cost	30.00	%	
Real Estate & School Taxes	\$63.58	\$763.00	Information About the Purchase Price and Downpayment			
Maintenance and Repair Costs	\$73.50	\$882.00	<hr/>			
Janitorial, Pool, and Lawncare	\$0.00	\$0.00	Your Purchase Price for the Property	\$47500.00		
Trash	\$0.00	\$0.00	Loan Amount as Percentage of Total Basis.	75	%	
Supplies	\$0.00	\$0.00	Renovation Expense	\$0.00		
Electricity	\$0.00	\$0.00	Settlement Costs	\$500.00		
Gas and Oil	\$0.00	\$0.00	Total Basis in Property	\$48000.00		
Sewar/Water	\$0.00	\$0.00		\$36000.00		
Telephone	\$0.00	\$0.00	Assessed Land Value	\$6600		
Accounting and Legal	\$14.70	\$176.40	<hr/>			
Advertising	\$0.00	\$0.00	Mortgage Payment Calculator		Amortizing Loan	
Property Insurance	\$50.00	\$600.00	Length of Mortgage (Years)		30	
Property Manager	\$73.50	\$882.00	Annual Interest Rate %		6	%
Annual Permits	\$0.00	\$0.00	Loan Amount		\$36000.00	
Miscellaneous	\$0.00	\$0.00	Payment (not including escrows)		\$215.84	
TOTAL OPERATING EXPENSES		\$4009.00	<hr/>			
Gross Operating Income (from above)	\$735.00	\$8820.00			Interest Only Loan	
Total Operating Expenses (from Above)	\$334.08	\$4009.00	Annual Interest Rate %		0	%
NET OPERATING INCOME (NOI)	\$400.92	\$4811.04	Loan Amount		\$36000.00	
			Payment (not including escrows)		\$0.00	
Mortgage Payments	\$215.84	\$2590.08	<hr/>			
CASH FLOW BEFORE TAX CONSIDERATIONS	\$185.08	\$2220.96	<hr/>			
			Results Summary			
Estimated Tax Benefit (see below)	\$31.36	\$376.36	Monthly Cash Flow		\$185.08	
Total of Tax Benefit and Cash Flow	\$216.44	\$2597.28	Annual Cash Flow		\$2220.96	
			Annual Net Operating Income		\$4811.04	
			Monthly Net Operating Income		\$400.92	
POTENTIAL TAX BENEFITS OF THE RENTAL PROPERTY			CAP Rate Given Inputs in this Spreadsheet		10.02	%
Ask your accountant to confirm. Some people cannot take advantage of depreciation (for example if your income is to high)			Desired Cap Rate		10	%
Depreciation is normally over 27.5 years			Purchase Price for Desired Cap Rate		\$47610.40	
			Debt Service Coverage Ratio		1.86	
Depreciation Estimator			<hr/>			
Your Basis in the Building (total cost in dollars to acquire and renovate the building)	\$41400.00		Gross Rent Multiplier Given Inputs in this Spreadsheet		5.39	
Depreciation term in years (usually 39.5)	27.5		Cash on Cash Return		18.51	%
Annual Depreciation	\$1505.45		Desired Gross Rent Multiplier (GRM)		0	
Your Tax Rate	25	%	Value based upon desired Gross Rent Multiplier		\$0.00	
Your Possible Annual Tax Savings	\$376.36					