

Monthly Property Operating Report



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Monthly Property Operating Data Report

595 E Augusta St Woodbridge Ca (95258)

Effective Gross Income monthly Breakdown	
Gross Scheduled Income	\$4,430.00
Vacancy	- \$0.00
Management fees	- \$265.00
Effective gross Income	\$4,165.00
Operating expenses breakdown	
Total insurance	\$166.67
Property Taxes	\$609.33
HOA fees	\$0.00
Professional fees	\$0.00
Maintenance	\$0.00
Landscaping	\$0.00
Advertising	\$0.00
Utilities:	
Water/Sewer	\$250.00
Electricity/gas	\$0.00
Garbage	\$0.00
Misc.	\$0.00
Total Operating Expenses	\$1,026.00
Net Operating Income	\$3,139.00
Debt Service (Mortgage)	(\$2,918.77)
Total Debt Service	(\$2,918.77)
Cash Flow Before Taxes	\$220.23

Key Assumptions	
Purchase Price:	\$584,950.00
Interest Rate:	7.0%
Downpayment %:	25%
Capital Improvements:	\$0.00
Total Cash Required:	\$146,237.50

Key Indicators	
Cash-On-Cash Return	1.81
Gross Rent Multiplier:	11.00
Debt Coverage Ratio:	1.08
Capitalization Rate:	6.44%
Expense Ratio:	24.63%

Total Expense percentages by category

Management Fees	20.5% (\$265.00)
Total Insurance	12.9% (\$166.67)
Property Taxes	47.2% (\$609.33)
Water/Sewer	19.4% (\$250.00)

Prepared By: shawn

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