

Projected Profit & Loss - UNTIL TENANT VACATES

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The yellow cells are unprotected

Note: All info & amounts listed below are Seller's estimates, not those of RE/MAX.

INCOME PROJECTED			<u>Monthly</u>	<u>Annual</u>	
Unit(s):	Description(s):	Average:			
20,448 sq ft	NNN Lease	\$6.846/sq ft	11,666.67	140,000.04	
	Other		0.00	0.00	
Scheduled Rental Income			11,666.67	140,000.04	100.0%
Less: Vacancy/bad debt average		0.0%	0.00	0.00	0.0%
Effective Rental Income			11,666.67	140,000.04	
EXPENSES PROJECTED					
Prop Taxes 2025 actual \$18,582 PAID BY TENANT			0.00	0.00	0.0%
Insurance estimate			0.00	0.00	0.0%
Management Company		0.0%	0.00	0.00	0.0%
Snow and Lawn			0.00	0.00	0.0%
Pest Control			0.00	0.00	0.0%
Legal & Professional			0.00	0.00	0.0%
Gas & Electric			0.00	0.00	0.0%
Water & Sewer actual average			0.00	0.00	0.0%
Cleaning, Repairs & Maint estimate			0.00	0.00	0.0%
Trash Hauling			0.00	0.00	0.0%
Landlord Repair structural items only			500.00	6,000.00	4.3%
Other			0.00	0.00	0.0%
Total Operating Expenses			500.00	6,000.00	
TOTAL EXPENSES & VACANCY			500.00	6,000.00	4.3%
NET PROJECTED CASH FLOW			11,166.67	134,000.04	95.7%
(available for mortgage Principal & Interest, and profit)					

Notes: **TENANT WILL AGREE TO EARLY TERMINATION AND MOVE TO A NEW LOCATION BEFORE THEIR LEASE EXPIRES ON 9/30/2027 IF BUYER GIVES 90 DAYS NOTICE. TENANT GAVE NON-RENEWAL NOTICE.**
 *Banks usually require a Debt Service Coverage Ratio (DSCR) of 1.20 or higher.

Price:	\$1,399,000	Total Units:	1	Cap Rate:	9.58%
Per unit:	\$1,399,000	Square Feet:	20,448	Per Sq Ft:	\$68.42

Mortgage:

	25	25	30
Amortization Years	25	25	30
Interest Rate Estim	6.800%	6.900%	7.000%
% Down	35%	30%	30%
Purchase Price	\$1,399,000	\$1,399,000	\$1,399,000
Down Payment	\$489,650	\$419,700	\$419,700
Loan Amount	\$909,350	\$979,300	\$979,300
Principal & Interest	\$6,312	\$6,859	\$6,515
Monthly:			
Cash Flow Above	\$11,166.67	\$11,166.67	\$11,166.67
Excess Cash Flow	\$4,855.13	\$4,307.53	\$4,651.36
Cash On Cash Return	11.90%	12.32%	13.30%
Debt Serv Coverage*	1.77	1.63	1.71

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