

Rental Property Cash Flow Analysis

1524 Smith Street, Orange Park, FL

Monthly Operating Income		Current Leases	Added Value
Number of Units		3	3
Average Monthly Rent per Unit		3,024.50	3,350.00
	Total Rental Income	3,024.50	3,350.00
% Vacancy and Credit Losses		0.00%	0.00%
	Total Vacancy Loss	-	-
Other Monthly Income (laundry, vending, parking, etc.)		-	-
Gross Monthly Operating Income		3,024.50	3,350.00

Monthly Operating Expenses			
Property Management Fees		-	-
Repairs and Maintenance		33.33	33.33
Real Estate Taxes		189.17	189.17
Rental Property Insurance		162.42	162.42
Lawncare		208.33	208.33
Replacement Reserve		-	-
Utilities		158.00	158.00
Trash Collection		50.00	50.00
Monthly Operating Expenses		801.25	801.25

Net Operating Income (NOI)			
Total Annual Operating Income		36,294.00	40,200.00
Total Annual Operating Expense		9,615.00	9,615.00
	Annual Net Operating Income	26,679.00	30,585.00

Capitalization Rate and Valuation			
Desired Capitalization Rate		6.50%	7.50%
	Property Valuation (Offer Price)	410,446.15	407,800.00
Actual Asking Price		419,000.00	419,000.00
	Actual Capitalization Rate	6.37%	7.30%

Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.