

Income Property Cash Flow Analysis - Self Managed

531 W 61st St. Westmont, IL 60559 [0916305005] [10720186]

Monthly Operating Income	With Financing		Paying Cash
	AS - IS	RAISED RENTS	AS - IS
Number of Units	1	1	1
Average Monthly Rent per Unit	\$ 1,825.00	\$ 1,850.00	\$ 1,825.00
Gross Rental Income	\$ 1,825.00	\$ 1,850.00	\$ 1,825.00
Other Monthly Income (laundry,vend,park,)		-	-
Operating Income	\$ 1,825.00	\$ 1,850.00	\$ 1,825.00
Monthly Operating Expenses	With Financing		Paying Cash
	AS - IS	RAISED RENTS	AS - IS
% Vacancy	0.00%	0.00%	0.00%
Total Vacancy Loss	\$ -	\$ -	\$ -
Real Estate Taxes	\$ 253.68	\$ 253.68	\$ 253.68
Rental Property Insurance	\$ 12.00	\$ 12.00	\$ 12.00
Property Management Fee	\$ -	\$ -	\$ -
Homeowners Association Fees (Parking, Common Insurance, Pool, Lawn Care, Garbage, Snow Removal)		\$ -	\$ -
Repairs or Reserve Contribution	\$ -	\$ -	\$ -
<u>Utilities</u>			
- Water	\$ 242.00	\$ 242.00	\$ 242.00
- Electricity	\$ 147.00	\$ 147.00	\$ 147.00
- Gas	\$ 308.00	\$ 308.00	\$ 308.00
- Sewer	\$ -	\$ -	\$ -
- Garbage, Recycle	\$ 51.00	\$ 51.00	\$ 51.00
- Cable, Phone, Internet, Other		\$ -	\$ -
Janitor	\$ -	\$ -	\$ -
Lawn Care and Snow Removal	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -
Accounting and Legal	\$ -	\$ -	\$ -
Advertising	\$ -	\$ -	\$ -
Alarm System/Monitoring	\$ -	\$ -	\$ -
		\$ -	
Monthly Operating Expenses	\$ 1,013.68	\$ 1,013.68	\$ 1,013.68

Annual Income/Expenses NOI	AS - IS	RAISED RENTS	AS - IS
Total Annual Operating Income	\$ 21,900	\$ 22,200	\$ 21,900
Total Annual Operating Expense (inc. vacancy and prop tax)	\$ 12,164	\$ 12,164	\$ 12,164
(NOI) Annual Net Operating Income	\$ 9,736	\$ 10,036	\$ 9,736

Capitalization Rate and Suggested Valuation	AS - IS	RAISED RENTS	AS - IS
Listed Price For Sale	\$ 225,000	\$ 225,000	\$ 225,000
Listed Price Cap Rate	4.33%	4.33%	4.33%
	5.00%	5.00%	5.00%
Suggested Property Valuation		\$ 200,717	\$ 194,717

Gross Rent Multiplier and Suggested Valuation	AS - IS	RAISED RENTS	AS - IS
Listed Price For Sale	\$ 225,000	\$ 225,000	\$ 225,000
Listed Price GRM	10.3	10.3	10.3
Suggested Market Average GRM	9.0	9.0	9.0
Suggested Property Valuation	\$ 197,100	\$ 199,800	\$ 197,100

Actual Contract Terms	AS - IS	RAISED RENTS	AS - IS
Actual Contract Sale Price (PV)	\$ 220,000	\$ 220,000	\$ 220,000
Actual Capitalization Rate (CAP)	4.43%	4.56%	4.43%
Actual Gross Rent Multiplier (GRM)	10.0	9.9	10.0

Loan Information	AS - IS	RAISED RENTS	AS - IS
Down Payment Percentage	30.00%	30.00%	100.00%
Down Payment Cash	\$ 66,000.00	\$ 66,000.00	
Loan Amount	\$ 154,000	\$ 154,000	\$ 220,000
Closing Costs (rough est incl appraisal, attorney, bank and title)	\$ 5,625	\$ 5,625	\$ 2,813
Loan Amortization (years)	30	30	
Note Rate	6.50%	6.50%	
Initial Cash Investment - (acquisition cost)	71,625	71,625	222,813
Monthly Mortgage Payment (PI)	\$ 973	\$ 973	\$ -
Yr 1 Interest Paid (see amortization schedule)	\$ -	\$ 9,959	\$ -
Yr 1 Principal Buydown *(see amortization schedule)	\$ -	\$ 1,721	\$ -
Total Annual Debt Service	\$ 11,681	\$ 11,681	\$ -
Cash Flow	AS - IS	RAISED RENTS	AS - IS
Total Monthly Cash Flow	\$ (162)	\$ (137)	\$ 811
Total Annual Cash Flow	\$ (1,945)	\$ (1,645)	\$ 9,736
(ROI) Cash on Cash Return on Investment - Year 1	-2.72%	-2.30%	4.37%
Total Cash Allocated	\$ 71,625	\$ 71,625	\$ 222,813
Reserves/Repair Budget	\$ -	\$ -	\$ -
Debt Coverage Ratio	0.83	0.86	