



Income Property Analysis



Acquisition	
Purchase Price	\$124,900
Down Payment	\$31,225
Rehab	
Closing Costs	\$2,000
Loan Amount	\$93,675
Initial Cash Invested	\$33,225

Income	Monthly	Annual
Gross Rent	\$1,045	\$12,540
Vacancy Loss	(\$42)	(\$502)
Operating Income	\$1,003	\$12,038

Expenses	Monthly	Annual
Property Taxes	\$153	\$1,832
Insurance	\$42	\$500
Management Fees	\$50	\$600
Advertising	\$0	\$0
Maintenance	\$52	\$627
condo fees	\$19	\$230
Mortgage Payment	\$497	\$5,966
Operating Expenses	\$813	\$9,755

Net Performance	Monthly	Annual
Cashflow	\$190	\$2,283
Principal Reduction (equity gain) year 1	\$117	\$1,407
Appreciation	\$260	\$3,123
Gross Income Benefit with appreciation	\$568	\$6,813
Gross Income Benefit cashflow and principal	\$308	\$3,691

All numbers are estimates, there is no guarantee of actual performance



Property Info	
Address: 7429 Old Sauk Rd. Madison, WI #102	
Number of Units	1
Square Footage	815

Financial Indicators	
Debt Coverage Ratio	1.4
Annual Gross Rent Multiplier	10.0
Return on Investment with appreciation	20.5%
Return on Investment cashflow and principal	11.1%
Cap Rate	6.6%
Cash on Cash Return	6.9%
Cost Per Square Foot	\$153.25

assumptipns	
vacancy	4.0%
maintenance	5.0%
management	4.8%
appreciation	2.5%
Interest Rate	4.9%