

Cash Flow Analysis Worksheet

Property Name	822 SE 9 St	Asking Price	\$249,000.00
Prepared For		Plus Acquisition	
Prepared By	John McQuestion	Costs	
Date Prepared	6-Jul-18	Plus Loan	
		Fees/Costs	

Taxable Income

	Actual	Projected
1 Potential Rental Income	\$21,600.00	\$21,600.00
2 -Vacancy & Credit Losses		
3 =Effective Rental Income	\$21,600.00	\$21,600.00
4 +Other Income (collectable)		
5 =Gross Operating Income	\$21,600.00	\$21,600.00
6 -Operating Expenses	\$5,319.48	\$5,319.48
7 =NET OPERATING INCOME	\$16,280.52	\$16,280.52
8 Cap Rate	6.54%	6.54%