

Cash Flow Analysis Worksheet

Property Name	484 S. Dixie Hwy West	Asking Price	\$929,000.00
Prepared For		Plus Acquisition	
Prepared By	John McQueston	Costs	
Date Prepared	1-Sep-18	Plus Loan	
		Fees/Costs	

Taxable Income

	Actual	Projected
1 Potential Rental Income	\$84,000.00	
2 -Vacancy & Credit Losses		
3 =Effective Rental Income	\$84,000.00	\$0.00
4 +Other Income (collectable)		
5 =Gross Operating Income	\$84,000.00	\$0.00
6 -Operating Expenses	\$37,396.00	
7 =NET OPERATING INCOME	\$46,604.00	\$0.00
8 Cap Rate	5.02%	0.00%