

# Cash Flow Analysis Worksheet

Property Name	4910-4980 NE 11 Ave	Asking Price		\$1,599,000.00
Prepared For		Plus Acquisition		
Prepared By	John McQueston	Costs		
Date Prepared	9-Aug-19	Plus Loan		
		Fees/Costs		

## Taxable Income

	Actual	Projected
1 Potential Rental Income	\$201,018.86	\$245,034.50
2 -Vacancy & Credit Losses		
3 =Effective Rental Income	\$201,018.86	\$245,034.50
4 +Other Income (collectable)		
5 =Gross Operating Income	\$201,018.86	\$245,034.50
6 -Operating Expenses	89,357.04	89,357.04
7 =NET OPERATING INCOME	\$111,661.82	\$155,677.46
<b>8 Cap Rate</b>	<b>6.98%</b>	<b>9.74%</b>