

Property Info		Income and Expense Info	
Purchase Price	\$100,000.00	Monthly Income At full capacity	\$3,000.00
Current Appraisal	\$200,000.00	Other Monthly Income [1]	
Mortgage balance	\$50,000.00	Monthly HOA	
Equity	40000	Monthly Property Management Fee	
		Monthly Property Taxes	\$580.00
		Monthly Insurance Costs	\$500.00
		Other Monthly Expenses	\$1,200.00
Net Operating Income			
Income at Full Occ	\$36,000.00		
Other Income	\$0.00		
Less Vacancy/Collection Loss	\$3,000.00		
<i>Effective Gross Income</i>	<i>\$33,000.00</i>		
HOA Fees	\$0.00		
Property Management Fee	\$0.00		
Taxes and Insurance	\$12,960.00		
Maintenance/Repairs	\$2,000.00		
Other Operating Expenses	\$14,400.00		
Net Operating Income	\$3,640.00		
Cap Rate**^	3.64%	The Cap rate is a common ratio for evaluating income generating real estate. It is the rate of return you would get on the property if you paid all cash. Ideally would like to see this # around 10%, but no less than 6%.	
**Note: Cap Rate assumes stable NOI in future years			
^ Should be at minimum 6%			
Assumes One vacant month every year			
Assumes 10% management Fee			
Estimated @ 1% of Appraised value per year: Per Zillow			

[1] Parking, other miscellaneous income, etc