Income Property Cash Flow Analysis		
Address:	10 State Court. Sanford Maine	
Price:	$325,000	
Bedrooms | Bathrooms	2 BR | 2 BA	
Approximate Finished SF	1525 SF	
Operating Income		
		Proforma income
Unit 1- 1 Bedroom	VACANT	$1500/Month
Unit 2- 1 Bedroom	VACANT	$1500/Month
Total Monthly Income		$3,000.00
Total Annual Income		**$36,000**
% Vacancy and credit Losses		Variable
Operating Expenses		
		2025 Expenses
Property Management Fees		Self Managed
Maintainence		Self Managed
Landscaping		Self Managed
Snowplowing		Self Managed
Trash		Municipal
Water/Sewer		$1,300.00
Gas		Seperate Utilities
Electric		Seperate Utilities
Real Estate Taxes		$2,946.00
Homeowners insurance		$850.00
Total Monthly Expenses		$424.67
Total Annual Expenses		$5,096.00
Net Operating Income		
Total Annual Operating income		$36,000
Total Annual Operating Expense		$5,096
	Annual Net Operating Income	**$30,904**
Capitalization Rate and Valuation		
Desired Capitalization Rate		8%
Desired Price		$386,300
Actual Asking Price		$325,000
Actual Capitalization Rate		**9.51%**

Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.