

# RENTAL PROPERTY SAMPLE REPORT



Your Name

Your Company Name

Your Address

Your City, Province, Postal Code



## Executive Summary



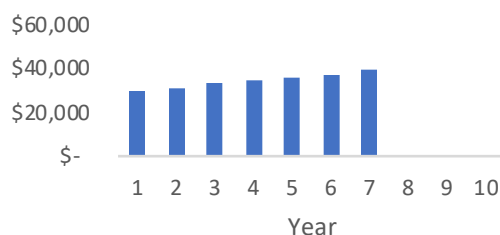
Your Property Name  
 Your Property Address  
 Your Property City, State, Zip

### Property Overview

Type of Property	<i>Multi-Tenant</i>
Purchase Price	\$ 550,000
Closing Costs	\$ 10,000
Cash Reserves	\$ 2,000
Initial Improvements	\$ 5,000
<b>Total Acquisition Cost</b>	<b>\$ 565,000</b>

### Projected Cash Flow

Annual Cash Flow By Year



### Operating Cash Flow

	Year 1	Year 3	Year 7
<b>Total Annual Income</b>	\$ 72,000	\$ 75,645	\$ 83,498
less Vacancy/Bad Debts	\$ (3,600)	\$ (3,782)	\$ (4,175)
less Operating Expenses	\$ (9,936)	\$ (10,337)	\$ (11,190)
<b>Net Operating Income (NOI)</b>	<b>\$ 58,464</b>	<b>\$ 61,525</b>	<b>\$ 68,133</b>
less Debt Service	\$ (23,400)	\$ (23,400)	\$ (23,400)
less Capital Expenditures	\$ (5,000)	\$ (5,202)	\$ (5,631)
<b>Annual Cash Flow</b>	<b>\$ 30,064</b>	<b>\$ 32,923</b>	<b>\$ 39,102</b>

### Return Measures

	Year 1	Year 3	Year 7
Debt Service Coverage Ratio	2.50	2.63	2.91
Operating Expense Ratio	13.8%	13.7%	13.4%
Capitalization Rate (Cap Rate)	10.3%	10.9%	12.1%
Cash-on-Cash Return (%)	19.5%	21.3%	25.3%

### Core Deal Assumptions

Rental Growth Rate	2.5%
Expense Growth Rate	2%
Annual Vacancy	5%
Annual Property Appreciation	4.00%

### Mortgage Summary

Total Loan Amount	\$ 412,500
Interest Rate	2.99%
Monthly Payment	\$ 1,950
<b>Total Investment</b>	<b>\$ 137,500</b>

## Property Overview



Your Property Name  
Your Property Address  
Your Property City, State, Zip

Enter Text Here

# Your Property Name

Your Property Address  
Your Property City, State, Zip



Enter Description



Enter Description



Enter Description



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## CASH FLOW ANALYSIS

Operating Cash Flow	Year 1	Year 3	Year 7
<b>Total Annual Income</b>	\$ 72,000	\$ 75,645	\$ 83,498
<i>less Vacancy/Bad Debts</i>	\$ (3,600)	\$ (3,782)	\$ (4,175)
<i>less Operating Expenses</i>	\$ (9,936)	\$ (10,337)	\$ (11,190)
<b>Net Operating Income (NOI)</b>	\$ 58,464	\$ 61,525	\$ 68,133
<i>less Debt Service</i>	\$ (23,400)	\$ (23,400)	\$ (23,400)
<i>less Capital Expenditures</i>	\$ (5,000)	\$ (5,202)	\$ (5,631)
<b>Annual Cash Flow</b>	\$ 30,064	\$ 32,923	\$ 39,102

### Property Overview

<b>Purchase Price</b>	\$ (550,000)
<i>Add Closing Costs</i>	\$ (10,000)
<i>Add Cash Reserves</i>	\$ (2,000)
<i>Add Initial Improvements</i>	\$ (5,000)
<b>Total Acquisition Cost</b>	\$ (567,000)

Property Resale Analysis	Year 1	Year 3	Year 7
<b>Projected Sale Price</b>	\$ 566,500	\$ 601,000	\$ 723,762
<i>less Commission &amp; Selling Costs</i>	\$ (33,990)	\$ (36,060)	\$ (43,426)
<i>less Rehab Costs</i>	\$ (2,500)	\$ (2,500)	\$ (2,500)
<b>Adjusted Sale Price</b>	\$ 530,010	\$ 562,440	\$ 677,837
<i>add Mortgage Balance</i>	\$ 412,500		
<i>less Mortgage Balance Payoff</i>	\$ (401,204)	\$ (377,582)	\$ (325,915)
<b>Net Sale Proceeds</b>	\$ 128,806	\$ 184,858	\$ 351,922
<b>Total Leveraged Cash Flow</b>	\$ (154,500)	\$ 30,064	\$ 391,024

Return Measures	Year 1	Year 3	Year 7
<i>Debt Service Coverage Ratio</i>	2.50x	2.63x	2.91x
<i>Operating Expense Ratio</i>	13.8%	13.7%	13.4%
<i>Capitalization Rate (Cap Rate)</i>	10.3%	10.9%	12.1%
<i>Cash-on-Cash Return (%)</i>	19.5%	21.3%	25.3%

<b>Levered IRR</b>	<b>28.9%</b>
<b>Levered Cash Multiple</b>	<b>3.84 x</b>
<b>Net Present Value (NPV)</b>	<b>\$254,822</b>
<b>Return on Equity Investment</b>	<b>284%</b>

# Annual Expenses

<b>Expense Description</b>	
Accounting	\$ 1,200
Advertising	\$ -
Association Fees	\$ -
Auto & Travel	\$ -
Cleaning	\$ -
Condo Fee	\$ -
Insurance	\$ -
Landscaping	\$ -
Leasing Fees	\$ -
Legal	\$ -
Payroll	\$ -
Pest Control	\$ -
Professional Fees	\$ -
Property Management	\$ 2,736
Property Taxes	\$ 6,000
Supplies	\$ -
Tenant Incentive	\$ -
Trash Removal	\$ -
Utilities	\$ -
Other Expenses	\$ -
Other Expenses	\$ -
<b>Total Annual Expenses</b>	<b>\$ 9,936</b>

<b>Core Deal Assumptions</b>	
Annual Expense Growth Rate	2.0%
Annual Vacancy Loss	5.0%
Property Management Fee	4.0%

## MORTGAGE SUMMARY

Total Property Cost	\$	550,000
Down Payment	\$	137,500
Mortgage Amount	\$	412,500
Interest Rate		2.99%
Monthly Interest Rate		0.25%
Mortgage Compounding Frequency		2
Amortization (Years)		25
Total Number of Payments		300
Monthly Payment		\$1,950.02
Total Annual Payment		\$23,400

Schedule	Year 1	Year 3	Year 7
Outstanding Balance	\$ 412,500	\$ 389,568	\$ 339,412
<i>less Amortization Paid</i>	\$ (11,296)	\$ (11,986)	\$ (13,497)
<i>less Interest Paid</i>	\$ (12,105)	\$ (11,414)	\$ (9,903)
<i>less Principal Repayment</i>	\$ -	\$ -	\$ (325,915)
<b>End of Year Balance</b>	<b>\$ 401,204</b>	<b>\$ 377,582</b>	<b>\$ -</b>

## About Us

Insert  
Picture  
Here

Your Name  
Your Company Name  
Your Address  
Your City, Province, Postal Code  
Your Phone Number

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