

CASH FLOW ANALYSIS

Gross Income:

Estimated Annual Gross Income _____
Other Income _____
Total Gross Income _____
Less Vacancy Allowance _____
Effective Gross Income _____

Expenses:

Taxes _____
Insurance _____
Water/Sewer _____
Garbage _____
Electricity _____
Licenses _____
Advertising _____
Supplies _____
Maintenance _____
Lawn _____
Snow Removal _____
Pest Control _____
Management-Off Site _____
Management-On Site _____
Accounting/Legal _____
Miscellaneous _____
Gas _____
Telephone _____
Pool _____
Elevator _____
Budget for Replacements _____

Total Expenses _____

Net Operating Income _____

Debt Service:

1st Mortgage _____
2nd Mortgage _____
3rd Mortgage _____

Total Debt Service _____

Cash Flow:

“Your Southeastern Connecticut Investment Specialist”

Gary Grimm – ERA Realty Pros – 860-739-5333 ext.132

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