

Property Analysis Worksheet

Client Name: Example Prepared By:
 Property Address: 123 Main St List Price: \$400,000



Full Circle
PROPERTY MANAGEMENT

Purchase Terms

I. Fair Market Value:	%	\$400,000
Discount %		0%
Purchase Price (max offer price)		\$350,000
Percent Down		20%
Down Payment Amount		\$70,000.00
Amount Financed		\$280,000.00
Interest Rate		3.50%
Closing Costs (2%)	2.00%	\$7,000.00
Cost of Repairs (make-ready)		\$6,000
Total Cash Invested		\$83,000
Length of Mortgage (years)		30
Payments Per Year		12
		Monthly Annual
Mortgage Payment		\$1,257.33 \$15,087.90

Operating Budget

II. Rental Income	%		Monthly	Annual
Unit A		+	\$2,700.00	\$32,400.00
Storage		+	\$100.00	\$1,200.00
Unit C		+		
Unit D		+		
Gross Rental Income		=	\$2,800.00	\$33,600.00
Vacancy Rate (8%)	10.00%	-	\$280.00	\$3,360.00
Net Rental Income		=	\$2,520.00	\$30,240.00
III. Expenses	%		Monthly	Annual
Property Management Fees (8-10%)	8.00%	+	\$224.00	\$2,688.00
Cap Ex (5%)	5.00%	+	\$140.00	\$1,680.00
Maintenance Reserve (5%)	5.00%	+	\$140.00	\$1,680.00
Utilities (\$50/mo)		+		
Property Taxes (1-2%)	0.01	+	\$333.33	\$4,000.00
Insurance (.25%)	0.002	+	\$66.67	\$800.00
Other (HOA, landscaping, etc)	0.00%	+		\$190.00
Total Expenses		=	\$904.00	\$11,038.00
IV. Net Operating Income (NOI)			Monthly	Annual
Net Rental Income			\$2,520.00	\$30,240.00
Total Expenses		-	\$904.00	\$11,038.00
NOI		=	\$1,616.00	\$19,202.00
V. Net Cash Flow			Monthly	Annual
NOI			\$1,616.00	\$19,202.00
Mortgage Payment		-	\$1,257.33	\$15,087.90
Net Cash Flow		=	\$358.67	\$4,304.10

This spreadsheet is a model for informational purposes only. It is not meant nor designed to represent what will happen with regards to interest rates, appreciation, rents or vacancy. It is not meant to be a substitute for your own judgement. Neither Brian Anderson or Full Circle PM are responsible for errors.

Analysis

VI. Investment Analysis*		Pro Forma Cap Rate: 4.80%			
*Annual Growth Assumptions					
Expenses	5.00%				
Income	5.00%				
Property Value	5.00%				
		Year 1	Year 5	Year 10	Year 15
Total Annual Income		\$30,240.00	\$36,756.91	\$46,912.17	\$59,873.13
Total Annual Expenses		\$11,038.00	\$13,416.76	\$17,123.56	\$21,854.48
Total Annual Cash Flow		\$4,304.10	\$8,252.25	\$14,700.70	\$22,930.75
Property Value		\$420,000.00	\$510,512.63	\$651,557.85	\$831,571.27
Equity		\$145,373.56	\$259,360.82	\$434,762.60	\$655,692.71
Loan Balance		\$274,626.44	\$251,151.80	\$216,795.25	\$175,878.56
Total Profit if Sold		\$28,773.56	\$135,519.81	\$299,637.97	\$506,167.01
Cash on Cash ROI		4.96%	9.94%	17.71%	27.63%
IRR		39.62%	26.03%	21.57%	19.38%
Annualized Total Return		35.53%	46.68%	63.96%	85.90%