

Property Report



Episode 94 Example

7338 35th Ave N
St Petersburg, FL 33710

Presented by:

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Overview

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Purchase Info

Square Feet	912
Purchase Price	\$90,000
Initial Cash Invested	\$50,300

Income Analysis

	Monthly	Annual
Net Operating Income	\$695	\$8,334
Cash Flow	\$356	\$4,276

Financial Metrics

Cap Rate (Purchase Price)	9.3%
Cash on Cash Return (Year 1)	8.5%
Internal Rate of Return (Year 10)	13.9%
Sale Price (Year 10)	\$146,601



Purchase Analysis

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Purchase Info	
Purchase Price	\$90,000
- First Mortgage	-\$63,000
- Second Mortgage	-\$0
= Downpayment	\$27,000
+ Buying Costs	\$1,800
+ Initial Improvements	\$21,500
= Initial Cash Invested	\$50,300
Square Feet	912
Cost per Square Foot	\$99
Monthly Rent per Square Foot	\$1.45

Mortgages	First	Second
Loan-To-Cost Ratio	70%	0%
Loan-To-Value Ratio	70%	0%
Loan Amount	\$63,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	5%	
Payment	\$338.20	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.7
Operating Expense Ratio	41.8%
Debt Coverage Ratio	2.05
Cap Rate (Purchase Price)	9.3%
Cash on Cash Return	8.5%

Assumptions	
Appreciation Rate	5.0%
Vacancy Rate	10.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$6,300

Income	Monthly	Annual
Gross Rent	\$1,325	\$15,900
Vacancy Loss	-\$132	-\$1,590
Operating Income	\$1,192	\$14,310

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (10%)	-\$119	-\$1,431
Insurance (8%)	-\$96	-\$1,154
Management Fees (15%)	-\$179	-\$2,146
Taxes (9%)	-\$104	-\$1,244
Operating Expenses (42%)	-\$498	-\$5,976

Net Performance	Monthly	Annual
Net Operating Income	\$695	\$8,334
- Mortgage Payments	-\$338	-\$4,058
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$356	\$4,276

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$15,900	\$16,377	\$16,868	\$17,896	\$20,746	\$27,881	\$37,469
Vacancy Loss	-\$1,590	-\$1,638	-\$1,687	-\$1,790	-\$2,075	-\$2,788	-\$3,747
Operating Income	\$14,310	\$14,739	\$15,181	\$16,106	\$18,671	\$25,093	\$33,722

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$1,431	-\$1,474	-\$1,518	-\$1,611	-\$1,867	-\$2,509	-\$3,372
Insurance	-\$1,154	-\$1,189	-\$1,224	-\$1,299	-\$1,506	-\$2,024	-\$2,719
Management Fees	-\$2,146	-\$2,211	-\$2,277	-\$2,416	-\$2,801	-\$3,764	-\$5,058
Taxes	-\$1,244	-\$1,281	-\$1,320	-\$1,400	-\$1,623	-\$2,181	-\$2,932
Operating Expenses	-\$5,976	-\$6,155	-\$6,339	-\$6,725	-\$7,797	-\$10,478	-\$14,082

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$8,334	\$8,585	\$8,842	\$9,381	\$10,875	\$14,615	\$19,641
- Mortgage Payments	-\$4,058	-\$4,058	-\$4,058	-\$4,058	-\$4,058	-\$4,058	-\$4,057
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$4,276	\$4,526	\$4,784	\$5,322	\$6,816	\$10,556	\$15,584
Cap Rate (Purchase Price)	9.3%	9.5%	9.8%	10.4%	12.1%	16.2%	21.8%
Cap Rate (Market Value)	8.8%	8.7%	8.5%	8.2%	7.4%	6.1%	5.0%
Cash on Cash Return	8.5%	9.0%	9.5%	10.6%	13.6%	21.0%	31.0%
Return on Equity	13.2%	11.9%	10.8%	9.3%	7.1%	5.1%	4.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$94,500	\$99,225	\$104,186	\$114,865	\$146,601	\$238,797	\$388,975
- Loan Balance	-\$62,070	-\$61,093	-\$60,066	-\$57,852	-\$51,245	-\$31,885	-\$0
= Equity	\$32,430	\$38,132	\$44,120	\$57,013	\$95,355	\$206,912	\$388,975
Loan-to-Value Ratio	65.7%	61.6%	57.7%	50.4%	35.0%	13.4%	0.0%
Potential Cash-Out Refi	\$4,080	\$8,364	\$12,864	\$22,554	\$51,375	\$135,273	\$272,282

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$32,430	\$38,132	\$44,120	\$57,013	\$95,355	\$206,912	\$388,975
- Selling Costs	-\$6,615	-\$6,946	-\$7,293	-\$8,041	-\$10,262	-\$16,716	-\$27,228
= Proceeds After Sale	\$25,815	\$31,186	\$36,827	\$48,973	\$85,093	\$190,196	\$361,747
+ Cumulative Cash Flow	\$4,276	\$8,802	\$13,586	\$23,957	\$54,962	\$142,783	\$274,767
- Initial Cash Invested	-\$50,300	-\$50,300	-\$50,300	-\$50,300	-\$50,300	-\$50,300	-\$50,300
= Net Profit	-\$20,209	-\$10,312	\$113	\$22,630	\$89,755	\$282,679	\$586,214
Internal Rate of Return	N/A	-11.4%	0.1%	9.0%	13.9%	14.5%	14.1%
Return on Investment	-40%	-21%	0%	45%	178%	562%	1,165%

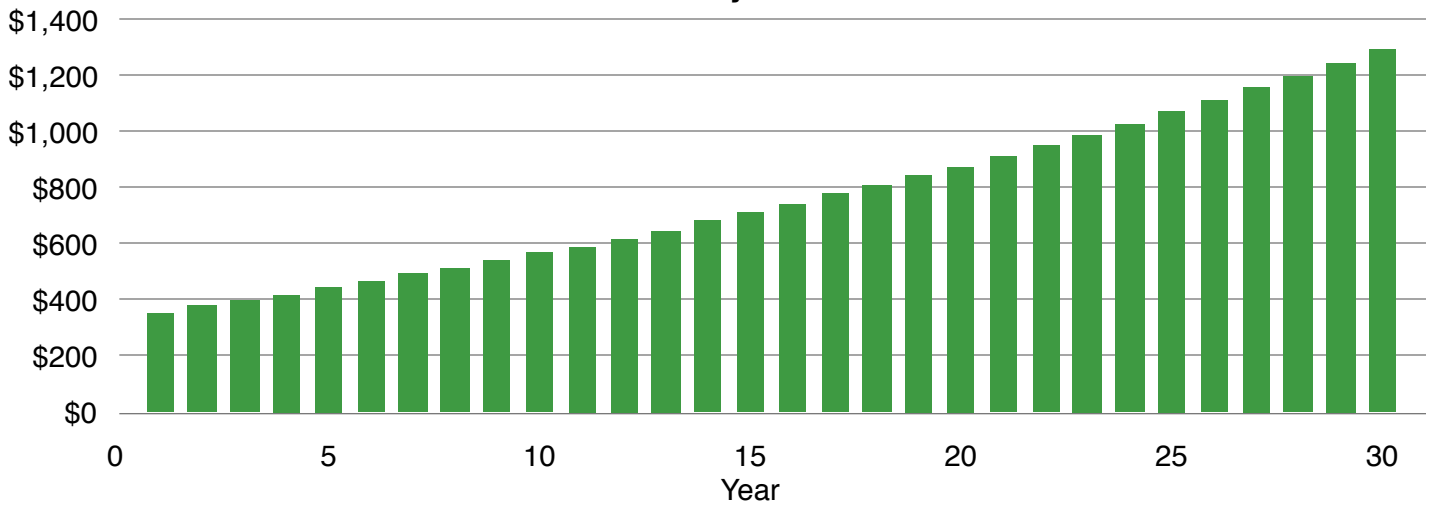
Graphs

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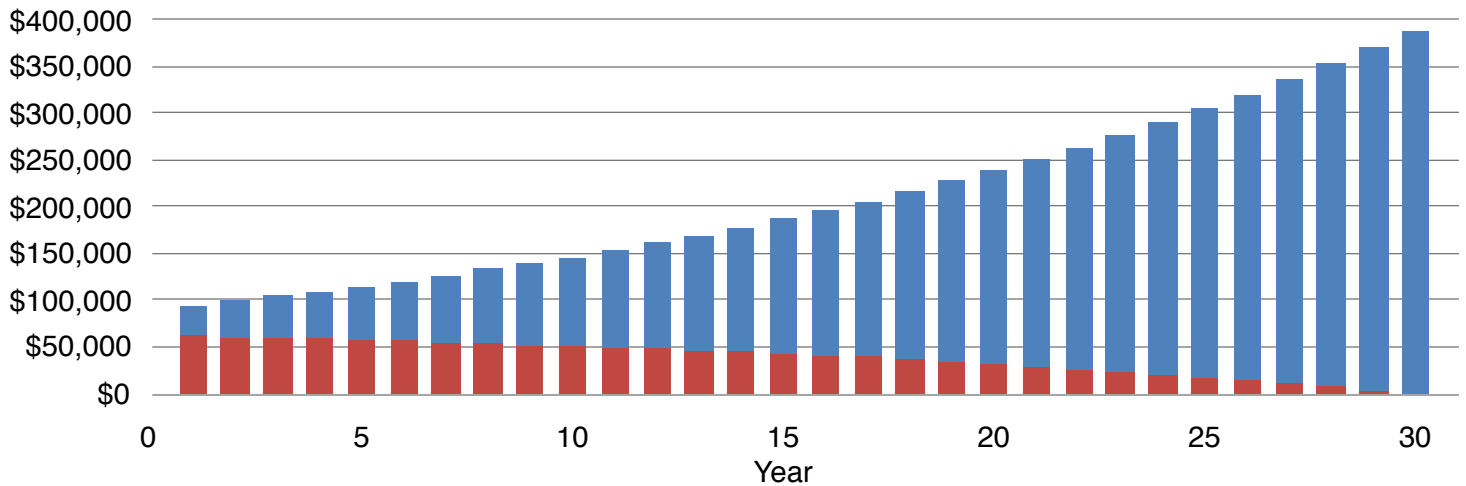


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Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)

