

# Annual Property Cash Flow Statement

Owner	Mr. & Mrs. Seller	Date	today's
Location	Your City, Anywhere	Price	\$345,000
Type of		Broker	Another company
Property	4 unit apt. property	Contact	Listing agent

1. Gross Scheduled Income. ....	\$	38,400
2. Less: Vacancy & Uncollected Rents .....	-	1,920
3. Equals: Rental Income .....	\$	36,480
4. Plus: Other Income .....	+	660
5. Equals: Gross Operating Income .....	\$	37,140

**Less: Annual Operating Expenses**

- Accounting and Legal ..... \$ 275
- Advertising, Licenses and Permits. + 460
- Property Taxes. ....+ 2,470
- Property Insurance. ....+ 685
- Property Management .....+ 2,600
- Repairs and Maintenance. ....+ 1,375
- Utilities:
  - a. electricity. .... + 200
  - b. gas and oil ..... + 325
  - c. sewer and water. .... + 1,350
- Services:
  - a. garbage ..... + 480
  - b. gardening, pest, pool,  
and ground maintenance ... + 720
- Miscellaneous expenses .....+ 400

6. Less: Total Annual Operating Expenses .....	-	11,340
7. Equals: Net Operating Income. ....	\$	25,800
8. Less: Annual Debt Service .....	-	
9. Equals: Before Tax Cash Flow .....	\$	