Rental Property Cash Flow Analysis

1509 38 Street SE Calgary, AB T2A 1G7

Monthly Operating Income	Scenario A	
Upstairs Unit Potential Rent	2,200	
Downstairs Unit Potential Rent (Furnished)	1,800	
Average Monthly Rent per Unit	2,000.00	
Total Rental Income	4,000.00	
% Vacancy and Credit Losses	5.00%	
Total Vacancy Loss	200.00	
Other Monthly Income		
Garage ($300/side)	600.00	
RV Parking	800.00	
Gross Monthly Operating Income	**5,200.00**	

Monthly Operating Expenses	Monthly Expenses	% of Gross Rent
Property Management Fees	400.00	10.00%
Repairs and Maintenance	160.00	4.00%
Real Estate Taxes	247.92	From Listing
Rental Property Insurance	200.00	Estimate
Homeowners/Property Association Fees/Strata	-	From Listing
Replacement Reserve	160.00	4.00%
Utilities	450.00	Estimate
Monthly Operating Expenses	**1,617.92**	

Net Operating Income (NOI)	
Total Annual Operating Income	62,400.00
Total Annual Operating Expense	19,415.04
Annual Net Operating Income	**42,984.96**

Capitalization Rate and Valuation	
Property Valuation (Offer Price)	**625,000.00**
Actual Purchase Price	622,000.00
Actual Capitalization Rate	6.91%

Loan Information		% of Purchase Price
Down Payment	124,400.00	20.00%
Loan Amount	497,600.00	
Acquisition Costs and Loan Fees	4,000.00	2.00%
Length of Mortgage (years)	30	
Annual Interest Rate	5.100%	
Monthly Mortgage Payment (PI)	2,701.72	
Total Annual Debt Service	**32,420.62**	

Cash Flow	
Total Monthly Cash Flow (before taxes)	**880.36**
Total Annual Cash Flow (before taxes)	**10,564.34**

Note: *This spreadsheet should only be used for informational and educational purposes. Please verify calculations, income/expenses, and seek professional assistance before making financial decisions.*