



## Cash Flow Analysis Worksheet

Purchase Price \_\_\_\_\_

Down Payment \_\_\_\_\_

Mortgage Amount \_\_\_\_\_

Total Gross Income \_\_\_\_\_

- Vacancy \_\_\_\_\_%

= Effective Gross Income = \_\_\_\_\_

### Operating Expenses

Property Taxes \_\_\_\_\_

Insurance \_\_\_\_\_

Attorney/Accounting Fees \_\_\_\_\_

Property Management \_\_\_\_\_

Association Fees \_\_\_\_\_

Repairs & Maintenance \_\_\_\_\_

Commissions \_\_\_\_\_

Utilities \_\_\_\_\_

Other \_\_\_\_\_

Total Operating Expenses - \_\_\_\_\_

Net Operating Income = \_\_\_\_\_

÷ Purchase Price = Cap Rate \_\_\_\_\_%

Debt Service (Mortgage Payment) - \_\_\_\_\_

Cash Flow = \_\_\_\_\_

÷ Cash Investment = Cash on Cash Return \_\_\_\_\_%