

Monthly Cash Flow - 3209 E 22nd Ave Tampa, FL 33605					Cash Flow Analysis		
<b>Income</b>			# of Rooms		<b>Purchase Price</b>		\$350,000
	Gross Rent, including vacancy	\$6,231.36	8		<b>Upfront Cost</b>		
	<b>Total</b>	<b>\$6,231.36</b>			Down Payment		\$87,500
<b>Operating Expenses</b>					CapEx		\$0
Fees	PadSplit Fee	\$919.13		<b>Earnings</b>	Other (incl Closing Costs)		\$7,000
	The Florida Nest Mgmt	\$498.51	<input checked="" type="checkbox"/>	\$4,813.73	<b>Total</b>		<b>\$94,500</b>
	<b>Total</b>	<b>\$1,417.64</b>			<b>Financing</b>		
Upkeep	Housekeeping	\$300.00			Rate		8.50%
	Landscaping	\$120.00			LTV%		75%
	Pest Control	\$20.00			<b>Cash Flow</b>	Monthly	Annual
	Maintenance + CapEx	350		\$1,112.33	Income	\$6,231.36	\$74,776.36
	<b>Total</b>	<b>\$790.00</b>			OpEx	\$3,320.04	\$39,840.50
Utilities	Gas	\$0.00			<b>NOI</b>	<b>\$2,911.32</b>	<b>\$34,935.86</b>
	Power	\$462.39			Debt Service (P&I)	\$2,018.40	\$24,220.77
	Sanitation	\$0.00			<b>Cash Flow after Debt</b>	\$892.92	\$10,715.08
	Sewer	\$0.00			<b>Metrics</b>		
	Water	\$98.69			Cap Rate		<b>10.0%</b>
	Internet	\$70.00	*Estimate		CoC Return		<b>11.3%</b>
	<b>Total</b>	<b>\$631.07</b>			<b>PITI</b>	Monthly	Annual
Taxes and Insurance	Property Taxes	\$292.33	← \$3,508 per year		Principal & Interest	\$2,018.40	\$24,220.77
	Homeowner's Insurance	\$189.00			Taxes	\$292.33	\$3,508.00
	<b>Total</b>	<b>\$481.33</b>			Insurance	\$189.00	\$2,268.00
<b>OpEx Total</b>		<b>\$3,320.04</b>			<b>Total</b>	<b>\$2,499.73</b>	<b>\$29,996.77</b>