

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