

# Cash Flow Analysis Report

Johnson Property  
1150 per month

**Year 1      Year 2      Year 3      Year 4      Year 5**

## RENTAL ACTIVITY

<b>Gross Rental Income</b>	\$ 13,800	\$ 14,145	\$ 14,499	\$ 14,861	\$ 15,233
<b>Vacancy &amp; Credits</b>	(690)	(707)	(725)	(743)	(762)
<b>Operating Expenses</b>	(3,400)	(3,468)	(3,537)	(3,608)	(3,680)
<b>Net Operating Income</b>	\$ 9,710	\$ 9,970	\$ 10,236	\$ 10,510	\$ 10,791
<b>Mortgage Payments</b>	(6,682)	(7,289)	(7,289)	(7,289)	(7,289)
<b>Income Taxes From Tax Report</b>	(17)	45	(22)	(92)	(163)
<b>NET CASH FLOW FROM OPERATIONS</b>	\$ 3,011	\$ 2,726	\$ 2,925	\$ 3,129	\$ 3,338

## PROPERTY SALE ANALYSIS

<b>Projected Sales Price</b>	\$ 139,050	\$ 143,222	\$ 147,518	\$ 151,944	\$ 156,502
<b>Selling Expenses</b>	(8,343)	(8,593)	(8,851)	(9,117)	(9,390)
<b>Adjusted Sales Price</b>	130,707	134,628	138,667	142,827	147,112
<b>Mortgage Payoff</b>	(108,581)	(106,954)	(105,239)	(103,432)	(101,528)
<b>Tax Benefit - Suspended Losses</b>	-	-	-	-	-
<b>Income Tax Benefit (Cost) From Below</b>	(927)	(2,339)	(3,768)	(5,214)	(6,678)
<b>NET CASH FLOW FROM SALE</b>	\$ 21,199	\$ 25,335	\$ 29,660	\$ 34,181	\$ 38,906

## CASH GENERATED

<b>Net Cumulative Cash Flow From Operations</b>	\$ 3,011	\$ 5,737	\$ 8,662	\$ 11,791	\$ 15,129
<b>Net Proceeds from Sale</b>	21,199	25,335	29,660	34,181	38,906
<b>Less: Original Investment</b>	20,000	20,000	20,000	20,000	20,000
<b>Total Net Cumulative Cash Generated</b>	\$ 4,210	\$ 11,072	\$ 18,322	\$ 25,972	\$ 34,036

## RETURN

<b>Cash on Cash Return</b>	<b>15.06%</b>	<b>13.63%</b>	<b>14.63%</b>	<b>15.65%</b>	<b>16.69%</b>
<b>Cumulative Internal Rate of Return (IRR)</b>	<b>21.05%</b>	<b>26.22%</b>	<b>26.93%</b>	<b>26.68%</b>	<b>26.17%</b>

