

PROFORMA INCOME ANALYSIS

FOURPLEX

**11303 Nicole Cv
Austin, Tx 78753**

Unit Mix					
Unit #	Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent
A		2	2	650.00	7,800.00
B		2	2	650.00	7,800.00
C		2	2	650.00	7,800.00
D		2	2	650.00	7,800.00
3940		Totals		\$2,600.00	\$31,200.00

Income & Expenses	% of Gross Sch. Income	Monthly \$	Yearly \$
Gross Scheduled Income		\$2,600.00	\$31,200.00
(-) Vacancy/Credit Loss	4.00%	(\$104.00)	(\$1,248.00)
(=) Expected Rental Income	96.00%	\$2,496.00	\$29,952.00
(+) Ancillary Income	0.00%	\$0.00	\$0.00
(=) Gross Operating Income	96.00%	\$2,496.00	\$29,952.00
Estimated Taxes for Tax Year 2009	19.07%	\$495.75	\$5,949.00
Estimated Insurance	5.61%	\$145.83	\$1,750.00
Management Fee	8.00%	\$199.68	\$2,396.16
Maintenance & Repairs	5.00%	\$130.00	\$1,560.00
Utilities (Paid By Owner)	0.00%	\$0.00	\$0.00
Other Operating Expenses	0.00%	\$0.00	\$0.00
Gross Operating Expenses (-)	37.36%	\$971.26	\$11,655.16
Net Operating Income(=)	58.64%	\$1,524.74	\$18,296.84

Purchase Information			
Sales Price:	\$199,900.00		
Percent Down:	25.00%	\$49,975.00	Down Payment
New Loan:	\$149,925.00		
Interest Rate:	6.00%		
Amortized Over:	30 years		
- New Debt Service Monthly Payment (P&I):	\$898.88	\$10,786.51	
Cash Flow Before Taxes (=)	\$625.86	\$7,510.33	

Financial Ratios	Features
Cap Rate: 9.15% <small>(Net Operating Income/Sales Price)</small>	
Gross Rent Multiplier: 6.41 <small>(Sales Price/Gross Scheduled Income)</small>	
Cash on Cash: 15.03% <small>(Cash Flow/Down Payment)</small>	
Debt Coverage Ratio: 1.70 <small>(Net Operating Income/Debt Service)</small>	



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