

PROFORMA INCOME ANALYSIS
FOURPLEX
2206 KATY LANE
GEORGETOWN, TX 78626

Unit Mix

Unit #	Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent
A		3	2	650.00	7,800.00
B		3	2	650.00	7,800.00
C		3	2	650.00	7,800.00
D		3	2	700.00	8,400.00
4320		Totals		\$2,650.00	\$31,800.00

Income & Expenses	% of Gross Sch. Income	Monthly \$	Yearly \$
Gross Scheduled Income		\$2,650.00	\$31,800.00
(-) Vacancy/Credit Loss	4.00%	(\$106.00)	(\$1,272.00)
(=) Expected Rental Income	96.00%	\$2,544.00	\$30,528.00
(+) Ancillary Income	0.00%	\$0.00	\$0.00
(=) Gross Operating Income	96.00%	\$2,544.00	\$30,528.00
Estimated Taxes for Tax Year 2009	16.52%	\$437.67	\$5,252.00
Estimated Insurance	5.50%	\$145.83	\$1,750.00
Management Fee	8.00%	\$203.52	\$2,442.24
Maintenance & Repairs	5.00%	\$132.50	\$1,590.00
Utilities (Paid By Owner)	0.00%	\$0.00	\$0.00
Other Operating Expenses	0.00%	\$0.00	\$0.00
Gross Operating Expenses (-)	34.70%	\$919.52	\$11,034.24
Net Operating Income(=)	61.30%	\$1,624.48	\$19,493.76

Purchase Information

Sales Price:	\$235,000.00	
Percent Down: 25.00%	\$58,750.00	Down Payment
New Loan:	\$176,250.00	
Interest Rate:	6.00%	
Amortized Over:	30	years
- New Debt Service Monthly Payment (P&I):	\$1,056.71	\$12,680.49
Cash Flow Before Taxes (=)	\$567.77	\$6,813.27

Financial Ratios	Features
Cap Rate: 8.30%	
(Net Operating Income/Sales Price)	
Gross Rent Multiplier: 7.39	
(Sales Price/Gross Scheduled Income)	
Cash on Cash: 11.60%	
(Cash Flow/Down Payment)	
Debt Coverage Ratio: 1.54	
(Net Operating Income/Debt Service)	



Sean Little
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Unit #	Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent
A		3	2	700.00	8,400.00
B		3	2	700.00	8,400.00
C		3	2	700.00	8,400.00
D		3	2	700.00	8,400.00
4320		Totals		\$2,800.00	\$33,600.00

Income & Expenses	% of Gross Sch. Income	Monthly \$	Yearly \$
Gross Scheduled Income		\$2,800.00	\$33,600.00
(-) Vacancy/Credit Loss	4.00%	(\$112.00)	(\$1,344.00)
(=) Expected Rental Income	96.00%	\$2,688.00	\$32,256.00
(+) Ancillary Income	0.00%	\$0.00	\$0.00
(=) Gross Operating Income	96.00%	\$2,688.00	\$32,256.00
Estimated Taxes for Tax Year 2009	15.63%	\$437.67	\$5,252.00
Estimated Insurance	5.21%	\$145.83	\$1,750.00
Management Fee	8.00%	\$215.04	\$2,580.48
Maintenance & Repairs	5.00%	\$140.00	\$1,680.00
Utilities (Paid By Owner)	0.00%	\$0.00	\$0.00
Other Operating Expenses	0.00%	\$0.00	\$0.00
Gross Operating Expenses (-)	33.52%	\$938.54	\$11,262.48
Net Operating Income(=)	62.48%	\$1,749.46	\$20,993.52

Purchase Information

Sales Price:	\$235,000.00	
Percent Down:	25.00%	Down Payment
	\$58,750.00	
New Loan:	\$176,250.00	
Interest Rate:	6.00%	
Amortized Over:	30	years
- New Debt Service Monthly Payment (P&I):	\$1,056.71	\$12,680.49
Cash Flow Before Taxes (=)	\$692.75	\$8,313.03

Financial Ratios	Features
Cap Rate: 8.93% (Net Operating Income/Sales Price)	
Gross Rent Multiplier: 6.99 (Sales Price/Gross Scheduled Income)	
Cash on Cash: 14.15% (Cash Flow/Down Payment)	
Debt Coverage Ratio: 1.66 (Net Operating Income/Debt Service)	



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