



2333 North Triphammer Road; Ithaca, NY 14850
 TEL: (607) 257-0800 / FAX: (607) 257- 1423

CASH FLOW ANALYSIS

Property Address: 204-206 Owego Street
 Montour Falls, New York

		Monthly	Yearly
Gross Rent		\$ 950	\$ 11,400
Less Vacancy @ 5.0%			\$ 570
Effective Gross Rent			\$ 10,830
<i>Less Expenses:</i>			
Real Estate Taxes	\$ 36,100 x \$ 56.77		\$ 2,049
Insurance			\$ 333
<i>Utilities:</i>			
Water & Sewer			\$ 78
Gas & Electric			\$ -
Solid Waste	0 x \$ 51.00		\$ -
Maintenance @ 7.0%			\$ 758
Management @ 3.0%			\$ 325
Total Expenses			\$ 3,543
Net Operating Income			\$ 7,287
Sales Price	\$ 64,900		
Down Payment 20%	\$ 12,980		
Mortgage	\$ 51,920		
Interest Rate	7.250%		
Term (Years)	20		
Debt Service		\$410	\$ 4,924
Cash Flow Before Taxes			\$ 2,362
Debt Service Ratio			1.48
Capitalization Rate			11.23
Cash On Cash Ratio			18.20

Note: Calculations are based on 5 year commercial ARM rates available through Elmira Savings & Loan. Other lending institutions may have different rates and terms.