

# CASH FLOW REPORT - SUMMARY

Analysis Date:

9/13/2017

## Example Project

1234 N. Main St, Kansas City, MO 64116

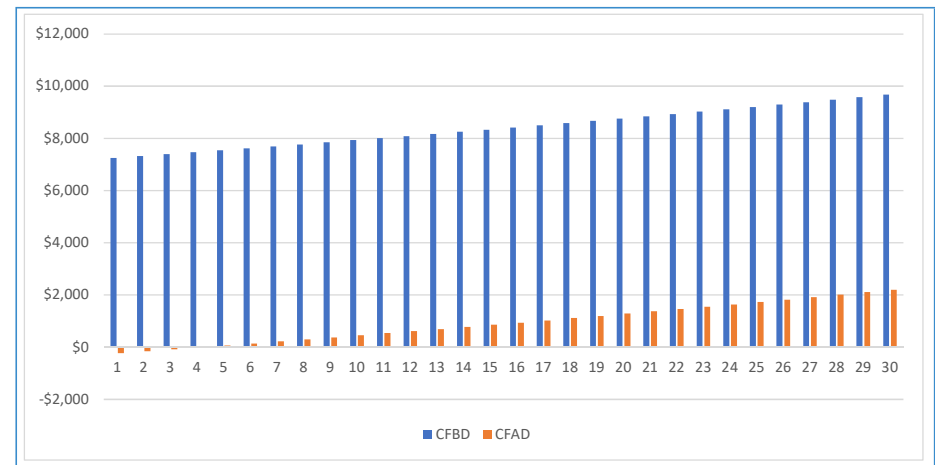
CASH FLOW FROM ACQUISITION	
PROJECT COSTS	\$159,470
SHORT TERM LOAN (BRIDGE LOAN)	-\$71,400
<b>INITIAL CASH OUTLAY AT ACQUISITION:</b>	<b>\$88,070</b>

CASH FLOW FROM REFINANCE	
LONG-TERM FINANCING AMOUNT	\$116,000
PAY-OFF SHORT TERM FINANCING AMOUNT	-\$71,400
<b>CASH RECEIVED AT REFINANCE</b>	<b>\$44,600</b>
INITIAL INVESTOR CASH OUTLAY	\$88,070
CASH RECEIVED AT REFINANCE	-\$44,600
<b>INVESTOR CASH REMAINING IN DEAL</b>	<b>\$43,470</b>

CASH FLOW FROM SALE	
PLANNED PROPERTY SALE IN YEAR 30	\$269,570
-LESS SELLING COSTS (7.0% OF SALES PRICE)	\$18,870
-LESS LOAN BALANCE (PAYOFF)	\$0
<b>CASH FLOW FROM SALE</b>	<b>\$288,440</b>

CASH FLOW SUMMARY	
CASH FLOW FROM ACQUISITION	-\$88,070
CASH FLOW FROM REFINANCE	\$44,600
CASH FLOW FROM SALE	\$250,700
<b>CASH FLOW FROM SALE</b>	<b>\$295,300</b>

	monthly	yearly	% of GOI
<b>CASH FLOW FROM OPERATIONS</b>			
<b>Rental Operation</b>			
Gross Operating Income	\$1,146	\$13,750	100%
-Less Gross Operating Expenses	-\$542	-\$6,500	-47.3%
<b>CASH FLOW BEFORE DEBT</b>	<b>\$604</b>	<b>\$7,250</b>	<b>52.7%</b>
<b>UNLEVERED COCR</b>	<b>0.38%</b>	<b>4.55%</b>	
<b>Financing</b>			
Cash Flow Before Debt	\$604	\$7,250	52.7%
-Less Debt Service	-\$623	-\$7,473	-54.3%
<b>CASH FLOW AFTER DEBT</b>	<b>-\$19</b>	<b>-\$223</b>	<b>-1.6%</b>
<b>LEVERED COCR</b>	<b>-0.04%</b>	<b>-0.51%</b>	



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	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	Acquisition	Refinance														
<b>Cash Flow at Acquisition /Refinance</b>																
Cash Flow from Acquisition/Refinance	-\$88,070															
<b>Rental Operation</b>																
Gross Operating Income		\$13,750	\$13,888	\$14,026	\$14,167	\$14,308	\$14,451	\$14,596	\$14,742	\$14,889	\$15,038	\$15,189	\$15,340	\$15,494	\$15,649	\$15,805
-Less Gross Operating Expenses		-\$6,500	-\$6,565	-\$6,631	-\$6,697	-\$6,764	-\$6,832	-\$6,900	-\$6,969	-\$7,039	-\$7,109	-\$7,180	-\$7,252	-\$7,324	-\$7,398	-\$7,472
<b>Net Operating Income</b>		<b>\$7,250</b>	<b>\$7,323</b>	<b>\$7,396</b>	<b>\$7,470</b>	<b>\$7,544</b>	<b>\$7,620</b>	<b>\$7,696</b>	<b>\$7,773</b>	<b>\$7,851</b>	<b>\$7,929</b>	<b>\$8,009</b>	<b>\$8,089</b>	<b>\$8,169</b>	<b>\$8,251</b>	<b>\$8,334</b>
<b>Financing</b>																
Cash Flow Before Debt		\$7,250	\$7,323	\$7,396	\$7,470	\$7,544	\$7,620	\$7,696	\$7,773	\$7,851	\$7,929	\$8,009	\$8,089	\$8,169	\$8,251	\$8,334
-Less Debt Service		-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473
<b>Cash Flow After Debt</b>		<b>-\$223</b>	<b>-\$150</b>	<b>-\$77</b>	<b>-\$3</b>	<b>\$72</b>	<b>\$147</b>	<b>\$223</b>	<b>\$300</b>	<b>\$378</b>	<b>\$457</b>	<b>\$536</b>	<b>\$616</b>	<b>\$697</b>	<b>\$779</b>	<b>\$861</b>
Levered COCR		-0.5%	-0.3%	-0.2%	0.0%	0.2%	0.3%	0.5%	0.7%	0.9%	1.1%	1.2%	1.4%	1.6%	1.8%	2.0%
<b>Cash Flow From Sale in Year 30</b>																
Planned Property Resale in Year 30																
-Less Selling Costs (7.0% of Sales Price)																
-Less Loan Balance (Payoff)																
<b>Cash Flow From Sale in Year 30</b>																
<b>Cash Flow Results</b>																
	Acquisition	Refinance														
Cash Flow from Acquisition	-\$88,070	\$44,600														
Cash Flow from Operations		-\$223	-\$150	-\$77	-\$3	\$72	\$147	\$223	\$300	\$378	\$457	\$536	\$616	\$697	\$779	\$861
Cash Flow from Sale																
<b>Total Cash Flow</b>	<b>-\$88,070</b>	<b>\$44,377</b>	<b>-\$150</b>	<b>-\$77</b>	<b>-\$3</b>	<b>\$72</b>	<b>\$147</b>	<b>\$223</b>	<b>\$300</b>	<b>\$378</b>	<b>\$457</b>	<b>\$536</b>	<b>\$616</b>	<b>\$697</b>	<b>\$779</b>	<b>\$861</b>
<b>Total Cash Position</b>	<b>-\$88,070</b>	<b>-\$43,693</b>	<b>-\$43,843</b>	<b>-\$43,919</b>	<b>-\$43,922</b>	<b>-\$43,850</b>	<b>-\$43,703</b>	<b>-\$43,480</b>	<b>-\$43,179</b>	<b>-\$42,801</b>	<b>-\$42,345</b>	<b>-\$41,809</b>	<b>-\$41,193</b>	<b>-\$40,496</b>	<b>-\$39,717</b>	<b>-\$38,856</b>

# CASH FLOW REPORT

Analysis Date: **9/13/2017**

	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
<b>Cash Flow at Acquisition /Refinance</b>															
Cash Flow from Acquisition/Refinance															
<b>Rental Operation</b>															
Gross Operating Income	\$15,963	\$16,123	\$16,284	\$16,447	\$16,611	\$16,778	\$16,945	\$17,115	\$17,286	\$17,459	\$17,633	\$17,810	\$17,988	\$18,168	\$18,349
-Less Gross Operating Expenses	-\$7,546	-\$7,622	-\$7,698	-\$7,775	-\$7,853	-\$7,931	-\$8,011	-\$8,091	-\$8,172	-\$8,253	-\$8,336	-\$8,419	-\$8,503	-\$8,588	-\$8,674
<b>Net Operating Income</b>	<b>\$8,417</b>	<b>\$8,501</b>	<b>\$8,586</b>	<b>\$8,672</b>	<b>\$8,759</b>	<b>\$8,846</b>	<b>\$8,935</b>	<b>\$9,024</b>	<b>\$9,114</b>	<b>\$9,206</b>	<b>\$9,298</b>	<b>\$9,391</b>	<b>\$9,485</b>	<b>\$9,579</b>	<b>\$9,675</b>
<b>Financing</b>															
Cash Flow Before Debt	\$8,417	\$8,501	\$8,586	\$8,672	\$8,759	\$8,846	\$8,935	\$9,024	\$9,114	\$9,206	\$9,298	\$9,391	\$9,485	\$9,579	\$9,675
-Less Debt Service	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473	-\$7,473
<b>Cash Flow After Debt</b>	<b>\$944</b>	<b>\$1,029</b>	<b>\$1,114</b>	<b>\$1,200</b>	<b>\$1,286</b>	<b>\$1,374</b>	<b>\$1,462</b>	<b>\$1,552</b>	<b>\$1,642</b>	<b>\$1,733</b>	<b>\$1,825</b>	<b>\$1,918</b>	<b>\$2,012</b>	<b>\$2,107</b>	<b>\$2,203</b>
Levered COCR	2.2%	2.4%	2.6%	2.8%	3.0%	3.2%	3.4%	3.6%	3.8%	4.0%	4.2%	4.4%	4.6%	4.8%	5.1%
<b>Cash Flow From Sale in Year 30</b>															
															Sale
Planned Property Resale in Year 30															\$269,570
-Less Selling Costs (7.0% of Sales Price)															-\$18,870
-Less Loan Balance (Payoff)															\$0
<b>Cash Flow From Sale in Year 30</b>															<b>\$250,700</b>
<b>Cash Flow Results</b>															
Cash Flow from Acquisition															
Cash Flow from Operations	\$944	\$1,029	\$1,114	\$1,200	\$1,286	\$1,374	\$1,462	\$1,552	\$1,642	\$1,733	\$1,825	\$1,918	\$2,012	\$2,107	\$2,203
Cash Flow from Sale															\$250,700
<b>Total Cash Flow</b>	<b>\$944</b>	<b>\$1,029</b>	<b>\$1,114</b>	<b>\$1,200</b>	<b>\$1,286</b>	<b>\$1,374</b>	<b>\$1,462</b>	<b>\$1,552</b>	<b>\$1,642</b>	<b>\$1,733</b>	<b>\$1,825</b>	<b>\$1,918</b>	<b>\$2,012</b>	<b>\$2,107</b>	<b>\$252,902</b>
<b>Total Cash Position</b>	<b>-\$38,856</b>	<b>-\$37,911</b>	<b>\$1,029</b>	<b>\$1,114</b>	<b>\$1,200</b>	<b>\$1,286</b>	<b>\$1,374</b>	<b>\$1,462</b>	<b>\$1,552</b>	<b>\$1,642</b>	<b>\$1,733</b>	<b>\$1,825</b>	<b>\$1,918</b>	<b>\$2,012</b>	<b>\$252,902</b>