

# Cash Flow Analysis Worksheet

Property Name \_\_\_\_\_  
 Prepared For \_\_\_\_\_  
 Prepared By \_\_\_\_\_  
 Date Prepared \_\_\_\_\_

Purchase Price \_\_\_\_\_  
 Plus Acquisition Costs \_\_\_\_\_  
 Plus Loan Fees/Costs \_\_\_\_\_  
 Less Mortgages \_\_\_\_\_  
 Equals Initial Investment \_\_\_\_\_

Mortgage Data			Cost Recovery Data		
	1st Mortgage	2nd Mortgage		Improvements	Personal Property
Amount			Value		
Interest Rate			C. R. Method		
Amortization Period			Useful Life		
Loan Term			In Service Date		
Payments/Year			Date of Sale		
Periodic Payment					
Annual Debt Service					
Loan Fees/Costs					

Taxable Income					
End of Year :	1	2	3	4	5
1 Potential Rental Income					
2 -Vacancy & Credit Losses					
3 =Effective Rental Income					
4 +Other Income (collectable)					
5 =Gross Operating Income					
6 -Operating Expenses					
7 =NET OPERATING INCOME					
8 -Interest - 1st Mortgage					
9 -Interest - 2nd Mortgage					
10 -Participation Payments					
11 -Cost Recovery - Improvements					
12 -Cost Recovery - Personal Property					
13 -Amortization of Loan Fees/Costs					
14 -Leasing Commissions					
15 =Real Estate Taxable Income					
16 Tax Liability (Savings) at _____ %					

Cash Flow					
17 NET OPERATING INCOME (Line 7)					
18 -Annual Debt Service					
19 -Participatipation Payments					
20 -Leasing Commissions					
21 -Funded Reserves					
22 =CASH FLOW BEFORE TAXES					
23 -Tax Liability (Savings) (Line 16)					
24 =CASH FLOW AFTER TAXES					