

# CASH FLOW ANALYSIS

**Gross Income:**

Estimated Annual Gross Income	_____	
Other Income	_____	
Total Gross Income		_____
Less Vacancy Allowance		_____
Effective Gross Income		_____

**Expenses:**

Taxes	_____	
Insurance	_____	
Water/Sewer	_____	
Garbage	_____	
Electricity	_____	
Licenses	_____	
Advertising	_____	
Supplies	_____	
Maintenance	_____	
Snow Removal	_____	
Pest Control	_____	
Management (Off-Site)	_____	
Management (On-Site)	_____	
Accounting/Legal	_____	
Miscellaneous	_____	

Total Expenses		_____
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Net Operating Income		_____
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**Debt Service:**

1st Mortgage	_____
2nd Mortgage	_____
3rd Mortgage	_____

Total Debt Service		_____
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**Cash Flow:**

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