

# Errata Sheet

## What Every Real Estate Investor Needs To Know About Cash Flow ...And 36 Other Key Financial Measures by Frank Gallinelli

Please note that some typographical errors appeared in the first printing of this book. The publisher is correcting these errors in future printings. Hence, you may find that some or all of these have already been corrected in your copy of the book.

### Page: 42

\$91,868 should be \$102,014 (Present Value of Lease Payments)

### Page: 43

"...and the fifth has a lower value." should be "...and the third has a lower value."

### Page: 57

2006 column should read:

	2006
SCHEDULE GROSS INCOME	208,200
-Vacancy & Credit Allowance	6,246
GROSS OPERATING INCOME	201,954
-Operating Expenses	40,900
NET OPERATING INCOME	161,054

### Page: 82

Year 1 990.90 should be 900.90

### Page: 121

\$25,362 should be \$14,795 (Vacancy and Credit Loss)

### Page: 169

\$27,650 should be \$52,500 (7% of Selling Price)

### Page: 175

Last sentence should read, "You will sell for \$475,000, less 6% costs of sale and \$340,000 mortgage balance."

### Page: 191

3. Annual Rent =  $16 \times 1,339 = \$21,424$  (not "\$21,242")

4. The calculations in #4 should use the corrected result from #3, so the full table reads as follows:

4 Units @ 21,424 = 85,696  
3 Units @ 24,102 = 72,306  
Total Rent = 158,002  
Income per Square Foot =  $158,002 / 9,375$   
Income per Square Foot = \$16.85

### Page: 201

2. BER of 75% should be BER of 85%?

### Page: 209

\$150,00 should be \$150,000

### Page: 216

1/00% should be 1.00%

### Page: 243

should read: Less Adjusted Basis 271,700  
= Gain on Sale 228,300