

Analysis of Operating Cash Flows

	01-2023	02-2023	03-2023	04-2023	05-2023	06-2023	07-2023	08-2023	09-2023	10-2023	11-2023	12-2023
GROSS INCOME	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700
- Vacancy & Credit Allowance	0	0	0	0	0	0	0	0	0	0	0	0
- Operating Expenses	90,257	4,307	4,307	14,307	8,957	4,307	60,957	4,307	4,307	18,957	4,307	4,307
NET OPERATING INCOME	(45,557)	40,393	40,393	30,393	35,743	40,393	(16,257)	40,393	40,393	25,743	40,393	40,393
- Debt Service	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627
- Capital Improvements	18,040	25,260	28,860	32,499	36,080	39,670	39,670	36,640	32,250	28,951	25,361	18,217
CASH FLOW BEFORE TAXES	(78,224)	506	(3,094)	(16,733)	(14,964)	(13,904)	(70,554)	(10,874)	(6,484)	(17,835)	405	7,549
Cumulative Cash Flow Before Taxes	(78,224)	(77,718)	(80,812)	(97,544)	(112,508)	(126,412)	(196,966)	(207,840)	(214,324)	(232,159)	(231,753)	(224,204)
ANALYSIS OF OPERATING ACCOUNT												
Account Balance, Beginning of Month	232,159	153,935	154,441	151,347	134,614	119,650	105,746	35,193	24,319	17,835	0	0
+ Cash Flow Before Taxes	(78,224)	506	(3,094)	(16,733)	(14,964)	(13,904)	(70,554)	(10,874)	(6,484)	(17,835)	405	7,549
Account Balance before Distributions	153,935	154,441	151,347	134,614	119,650	105,746	35,193	24,319	17,835	0	405	7,549
- Distributions	0	0	0	0	0	0	0	0	0	0	405	7,549
Account Balance, End of Month	153,935	154,441	151,347	134,614	119,650	105,746	35,193	24,319	17,835	0	0	0

	01-2024	02-2024	03-2024	04-2024	05-2024	06-2024	07-2024	08-2024	09-2024	10-2024	11-2024	12-2024
GROSS INCOME	45,594	45,594	45,594	45,594	45,594	45,594	45,594	45,594	45,594	45,594	45,594	45,594
- Vacancy & Credit Allowance	0	0	0	0	0	0	0	0	0	0	0	0
- Operating Expenses	11,657	4,307	4,307	11,657	4,307	4,307	4,307	58,032	4,307	4,307	4,307	4,307
NET OPERATING INCOME	33,937	41,287	41,287	33,937	41,287	41,287	41,287	(12,438)	41,287	41,287	41,287	41,287
- Debt Service	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627	14,627
- Capital Improvements	460	0	0	0	0	0	0	0	0	0	0	0
CASH FLOW BEFORE TAXES	18,850	26,660	26,660	19,310	26,660	26,660	26,660	(27,065)	26,660	26,660	26,660	26,660
Cumulative Cash Flow Before Taxes	(205,354)	(178,694)	(152,034)	(132,724)	(106,064)	(79,403)	(52,743)	(79,808)	(53,148)	(26,488)	172	26,832
ANALYSIS OF OPERATING ACCOUNT												
Account Balance, Beginning of Month	0	0	0	0	0	0	405	27,065	0	0	0	0
+ Cash Flow Before Taxes	18,850	26,660	26,660	19,310	26,660	26,660	26,660	(27,065)	26,660	26,660	26,660	26,660
Account Balance before Distributions	18,850	26,660	26,660	19,310	26,660	26,660	27,065	0	26,660	26,660	26,660	26,660
- Distributions	18,850	26,660	26,660	19,310	26,660	26,255	0	0	26,660	26,660	26,660	26,660
Account Balance, End of Month	0	0	0	0	0	405	27,065	0	0	0	0	0

Analysis of Resale

	12-2024
PROJECTED SELLING PRICE	3,300,000
- Costs of Sale	231,000
- Mortgage Payoff	2,162,697
BEFORE-TAX SALE PROCEEDS	906,303
+ Final Operating Account Balance	0
+ Cumulative Distributions	258,991
- Initial Cash Investment	856,399
BEFORE-TAX CUMULATIVE CASH PROFIT	308,895
Cumulative Return on Investment (Before Tax)	36.07%
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Internal Rate of Return (Before Tax)	17.70%