

3-Year Monthly Cash Flow

123 Main Street Salem, OR 97302

Month	Operating Income	Operating Expenses	Loan Payment	Cash Flow	Principal Reduction	Annual Appreciation	Net Gain
1	6,850	2,813	2,628	1,409	428		1,837
2	6,850	2,813	2,628	1,409	430		1,839
3	6,850	2,813	2,628	-6,591	433		-6,158
4	6,850	2,813	2,628	1,409	435		1,844
5	6,850	2,813	2,628	1,409	437		1,846
6	6,850	2,813	2,628	1,409	439		1,848
7	6,850	2,813	2,628	1,409	441		1,850
8	6,850	2,813	2,628	1,409	444		1,853
9	6,850	2,813	2,628	1,409	446		1,855
10	6,850	2,813	2,628	1,409	448		1,857
11	6,850	2,813	2,628	1,409	450		1,859
12	6,850	2,813	2,628	1,409	453	18,000	19,862
	82,200	33,752	31,538	8,910	5,283	18,000	32,193
13	7,370	2,897	2,628	1,844	455		2,299
14	7,370	2,897	2,628	1,844	457		2,301
15	7,370	2,897	2,628	1,844	459		2,304
16	7,370	2,897	2,628	1,844	462		2,306
17	7,370	2,897	2,628	1,844	464		2,308
18	7,370	2,897	2,628	1,844	466		2,311
19	7,370	2,897	2,628	1,844	469		2,313
20	7,370	2,897	2,628	1,844	471		2,315
21	7,370	2,897	2,628	1,844	473		2,318
22	7,370	2,897	2,628	1,844	476		2,320
23	7,370	2,897	2,628	1,844	478		2,323
24	7,370	2,897	2,628	1,844	481	19,000	21,325
	88,434	34,765	31,538	22,131	5,611	19,000	46,743
25	7,517	2,984	2,628	1,905	483		2,388
26	7,517	2,984	2,628	1,905	486		2,390
27	7,517	2,984	2,628	1,905	488		2,393
28	7,517	2,984	2,628	1,905	490		2,395
29	7,517	2,984	2,628	1,905	493		2,398
30	7,517	2,984	2,628	1,905	495		2,400
31	7,517	2,984	2,628	1,905	498		2,403
32	7,517	2,984	2,628	1,905	500		2,405
33	7,517	2,984	2,628	1,905	503		2,408
34	7,517	2,984	2,628	1,905	505		2,410
35	7,517	2,984	2,628	1,905	508		2,413
36	7,517	2,984	2,628	1,905	511	19,000	21,415
	90,203	35,807	31,538	22,857	5,960	19,000	47,818
TOTAL:	260,837	104,324	94,614	53,898	16,855	56,000	126,753

Report Assumptions:

Operating Income signifies Gross Operating Income (all income less vacancy allowance). Net Gain is cash flow + principal reduction + property appreciation. Upgrades are subtracted from cash flow in the month of expenditure.