

Rental Housing Association of Greater Portland Cashflow comparison worksheet

Developed by : BLUESTONE & HOCKLEY REAL ESTATE SERVICES, INC.

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	Your Property	% of Inc.	Comparable Prop # 1	% of Inc.
Income / Number of units				
Gross Scheduled Income				
Other Income				
Gross Operating Income				
Vacancy Factor				
Rent Concessions				
Effective Gross Income				
Expenses				
Real Estate Taxes				
Insurance				
Tenant Screening				
Advertising				
On-site Manager Wages				
On site Manager Workers Comp/Taxes				
On-site Manager Rent credit				
Maintenance/Repairs				
Landscape Maint.				
Pool Maintenance				
Rental Preparation				
Pest control				
Supplies				
Garbage				
Electricity				
Telephone				
Sewer/Water				
Natural Gas				
Internet				
Management				
Reserves				
Total Operating Expense				
Total Expenditure per Unit				
Net Operating Income (NOI)				
Annual Debt Service				
Cash Flow Before Income Taxes				
Current Estimated Cap Rate				
Value Using Cap Rate Calc.				
NOI/CAP Rate = Sales price				