

# Cash Flow Analysis



FLIP PROFIT / LOSS	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
<b>Projected After-Repair Value</b>	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
FMV Adjustment Option (+/-)	-	-	-	-	-	-
<b>Adj Projected After-Repair Value</b>	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
Selling Expenses	(14,000)	(14,000)	(14,000)	(14,000)	(14,000)	(14,000)
Income Tax Benefit (Cost) from Sale	(13,883)	(13,733)	(13,587)	(13,445)	(13,307)	(13,173)
Cumulative Rehab & Holding Expenses	(5,317)	(8,034)	(10,752)	(13,469)	(16,186)	(18,903)
Interest Expense - Rehab Costs ( <i>if financed</i> )	(15)	(30)	(46)	(61)	(76)	(91)
Equity Generated from Monthly Payments	2,204	4,421	6,650	8,893	11,149	13,417
Initial Purchase Price	\$ (110,000)	\$ (110,000)	\$ (110,000)	\$ (110,000)	\$ (110,000)	\$ (110,000)
<b>TOTAL CASH Profit (Loss) on FLIP</b>	<b>\$ 33,989</b>	<b>\$ 33,623</b>	<b>\$ 33,266</b>	<b>\$ 32,918</b>	<b>\$ 32,580</b>	<b>\$ 32,251</b>
Cumulative Funds Needed/Used	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
<b>Total Cash on Cash Return b/f Taxes</b>	217.60%	215.25%	212.97%	210.74%	208.58%	206.47%
<b>Total Cash on Cash Return a/t Taxes</b>	154.49%	152.83%	151.21%	148.09%	148.09%	146.59%

## NET CASH GENERATED

<b>Net Proceeds from Sale</b>	\$ 161,000	\$ 161,000	\$ 161,000	\$ 161,000	\$ 161,000	\$ 161,000
Debt Payoff	(85,796)	(83,579)	(81,350)	(79,107)	(76,851)	(74,583)
Cumulative Rehab & Holding Expenses	(5,317)	(8,034)	(10,752)	(13,469)	(16,186)	(18,903)
Interest Expense - Rehab Costs ( <i>if financed</i> )	(15)	(30)	(46)	(61)	(76)	(91)
Income Tax Benefit (Cost) from Sale	(13,883)	(13,733)	(13,587)	(13,445)	(13,307)	(13,173)
Initial Cash Investment	(22,000)	(22,000)	(22,000)	(22,000)	(22,000)	(22,000)
<b>TOTAL CASH Profit (Loss) on FLIP</b>	<b>\$ 33,989</b>	<b>\$ 33,623</b>	<b>\$ 33,266</b>	<b>\$ 32,918</b>	<b>\$ 32,580</b>	<b>\$ 32,251</b>

## REHAB COSTS & HOLDING EXPENSES

<b>REHAB Costs from Schedule</b>	\$ (2,600)					
Other Monthly Expenses						
Mortgage Payments - 1st Mortgage	(2,717)	(2,717)	(2,717)	(2,717)	(2,717)	(2,717)
<b>Monthly Net Cash Out Flow</b>	<b>\$ (5,317)</b>	<b>\$ (2,717)</b>	<b>\$ (2,717)</b>	<b>\$ (2,717)</b>	<b>\$ (2,717)</b>	<b>\$ (2,717)</b>
<b>Cumulative REHAB &amp; Holding Costs</b>	<b>\$ (5,317)</b>	<b>\$ (8,034)</b>	<b>\$ (10,752)</b>	<b>\$ (13,469)</b>	<b>\$ (16,186)</b>	<b>\$ (18,903)</b>