

## SUMMARY

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**Analysis Type: Selling**  
**Property Type: Industrial**

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### PROPERTY INCOME

Property Annual Income: \$138,000  
Property Square Footage: -  
Property Vacancy: 2%  
Property Additional Income: -

### LOAN & DEBT ANALYSIS

Loan Amount: -  
Down Payment: -  
Interest Rate: -  
Amortization Period: 20 Year  
Monthly Payment: -  
Annual Debt Service: -  
Debt Coverage Ratio: -

### PROPERTY EXPENSES

Gross Lease  
Property Annual Expenses: \$171,000

### CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %  
Annual Expense Growth Rate: 2 %  
Cap Rate at Sale: 0.08 %  
Cost of Sale: 2%  
Number of Years: 10

### PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$8,500,000  
Property Cap Rate: -0.42%

### 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$138,000  
Vacancy Rate: 2%  
Cash on Cash Return (Return on Equity): -

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 2% Vacancy Rate:	\$135,240	\$137,945	\$140,704	\$143,518	\$146,388	\$149,317	\$152,303	\$155,349	\$158,455	\$161,625	\$164,857
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 171,000)	(\$ 174,420)	(\$ 177,908)	(\$ 181,466)	(\$ 185,095)	(\$ 188,797)	(\$ 192,573)	(\$ 196,424)	(\$ 200,352)	(\$ 204,359)	(\$ 208,446)
<b>Net Operating Income (NOI):</b>	\$ -35,760	\$ -36,475	\$ -37,205	\$ -37,948	\$ -38,707	\$ -39,480	\$ -40,270	\$ -41,075	\$ -41,897	\$ -42,734	\$ -43,589
<b>Less Loan Payment 1st Mortgage</b>	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>Net Cash Flow</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash on Cash Return (Return on Equity):</b>	%	%	%	%	%	%	%	%	%	%	%
<b>Principal Reduction:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Cumulative Principal Reduction:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%