SUMMARY

Analysis Type: Buying
Property Type: Multi-Family

PROPERTY INCOME

Property Annual Income: -
Property Square Footage: -
Property Vacancy: -
Property Additional Income: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: -

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: $1,800,000
Property Cap Rate: 4.72%

LOAN & DEBT ANALYSIS

Loan Amount: $1,440,000
Down Payment: $360,000
Interest Rate: 4.75%
Amortization Period: 15 Year
Monthly Payment: $11,201
Annual Debt Service: $134,409
Debt Coverage Ratio: 0.00

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: -
Annual Expense Growth Rate: -
Cap Rate at Sale: 5.22 %
Cost of Sale: -
Number of Years: 10

10 YEAR CASH FLOW ANALYSIS

Potential Income: -
Vacancy Rate: -
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
Effective Gross Income -Growing @ %/yr -With a % Vacancy Rate):	$	$	$	$	$	$	$	$	$	$	$
Average Rent per Square Foot:											
Less Expenses (Growing @ %/yr):	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)
Net Operating Income (NOI):	$	$	$	$	$	$	$	$	$	$	$
Less Loan Payment 1st Mortgage	($134,409)	($134,409)	($134,409)	($134,409)	($134,409)	($134,409)	($134,409)	($134,409)	($134,409)	($134,409)	($134,409)
Net Cash Flow	$	$	$	$	$	$	$	$	$	$	$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	$67,466	$70,741	$74,175	$77,776	$81,552	$85,511	$89,663	$94,016	$98,580	$103,366	$108,384
Cumulative Principal Reduction:	$67,466	$138,206	$212,382	$290,158	$371,710	$457,221	$546,884	$640,900	$739,479	$842,845	$951,229
Cash Flow Plus Principal Reduction:	$	$	$	$	$	$	$	$	$	$	$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%