

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family

PROPERTY INCOME

Property Annual Income: \$129,600
Property Square Footage: -
Property Vacancy: 5%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: -
Down Payment: \$1,700,000
Interest Rate: -
Amortization Period: -
Monthly Payment: -
Annual Debt Service: -
Debt Coverage Ratio: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$36,936

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 5.57 %
Cost of Sale: 2%
Number of Years: 5

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,700,000
Property Cap Rate: 5.07%

5 YEAR CASH FLOW ANALYSIS

Potential Income: \$129,600
Vacancy Rate: 5%
Cash on Cash Return (Return on Equity): 5.07%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Effective Gross Income -Growing @ 2%/yr -With a 5% Vacancy Rate):	\$123,120	\$125,582	\$128,094	\$130,656	\$133,270	\$135,936
Average Rent per Square Foot:						
Less Expenses (Growing @ 2%/yr):	(\$ 36,936)	(\$ 37,675)	(\$ 38,429)	(\$ 39,198)	(\$ 39,982)	(\$ 40,782)
Net Operating Income (NOI):	\$ 86,184	\$ 87,907	\$ 89,665	\$ 91,458	\$ 93,288	\$ 95,154
Less Loan Payment 1st Mortgage	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Cash Flow	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%
Principal Reduction:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cumulative Principal Reduction:	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%

IRR: 0.01%