

SUMMARY

Analysis Type: Buying
Property Type: Office
Gross Building Area: 4,976 sq ft

PROPERTY INCOME

Property Annual Income: \$104,700
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

Triple Net Lease (NNN)
Property Annual Expenses: \$28,297

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 7.93 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,000,000
Property Cap Rate: 7.43%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$104,700
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
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate:	\$102,606	\$104,658	\$106,751	\$108,887	\$111,064	\$113,286	\$115,552	\$117,863	\$120,220	\$122,623	\$125,076
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 28,297)	(\$ 28,863)	(\$ 29,440)	(\$ 30,029)	(\$ 30,630)	(\$ 31,243)	(\$ 31,868)	(\$ 32,505)	(\$ 33,155)	(\$ 33,818)	(\$ 34,494)
Net Operating Income (NOI):	\$ 74,309	\$ 75,795	\$ 77,311	\$ 78,858	\$ 80,434	\$ 82,043	\$ 83,684	\$ 85,358	\$ 87,065	\$ 88,805	\$ 90,582
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cumulative Principal Reduction:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: -371.79%