

## SUMMARY

**Analysis Type: Existing Property (hold)**

**Property Type: Industrial**

**Age of Property (Completion Year): 50**

**Site Area: 827,000 sq ft**

**Gross Building Area: 115,000 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$264,000**

**Property Square Footage: 827,000**

**Property Vacancy: -**

**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: -**

**Down Payment: \$1,297,872**

**Interest Rate: 4%**

**Amortization Period: 20 Year**

**Monthly Payment: -**

**Annual Debt Service: -**

**Debt Coverage Ratio: -**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$5,280**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**

**Annual Expense Growth Rate: 2 %**

**Cap Rate at Sale: 18 %**

**Cost of Sale: 2%**

**Number of Years: 7**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$1,297,872**

**Property Cap Rate: 19.93%**

## 7 YEAR CASH FLOW ANALYSIS

**Potential Income: \$264,000**

**Vacancy Rate: -**

**Cash on Cash Return (Return on Equity): 19.93%**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Gross Income	\$264,000	\$	\$	\$	\$	\$	\$	\$
Vacancy Rate	\$	\$	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	\$264,000	\$269,280	\$274,666	\$280,159	\$285,762	\$291,477	\$297,307	\$303,253
Average Rent per Square Foot:	\$0.32	\$0.33	\$0.34	\$0.35	\$0.36	\$0.37	\$0.38	\$0.39
Less Expenses (Growing @ 2%/yr):	(\$ 5,280)	(\$ 5,386)	(\$ 5,494)	(\$ 5,604)	(\$ 5,716)	(\$ 5,830)	(\$ 5,947)	(\$ 6,066)
Net Operating Income (NOI):	\$ 258,720	\$ 263,894	\$ 269,172	\$ 274,555	\$ 280,046	\$ 285,647	\$ 291,360	\$ 297,187
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
Cumulative Principal Reduction:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%

IRR: 3.94%

Future Value in Year 7	Cost of Sale	Loan Balance
\$0	\$0	