

SUMMARY

Analysis Type: Selling
Property Type: Industrial
Site Area: 3,267,000 sq ft
Gross Building Area: 1,200,000 sq ft

PROPERTY INCOME

Property Annual Income: \$4,111,000
Property Square Footage: 3,267,000
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: -
Down Payment: -
Interest Rate: 4.2%
Amortization Period: 20 Year
Monthly Payment: -
Annual Debt Service: -
Debt Coverage Ratio: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$600,000

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 5.18 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$75,000,000
Property Cap Rate: 4.68%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$4,111,000
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 @ 2%/yr -With a 0% Vacancy Rate):	\$4,111,000	\$4,193,220	\$4,277,084	\$4,362,626	\$4,449,879	\$4,538,877	\$4,629,655	\$4,722,248	\$4,816,693	\$4,913,027	\$5,011,288
Average Rent per Square Foot:	\$1.26	\$1.28	\$1.31	\$1.34	\$1.37	\$1.40	\$1.43	\$1.46	\$1.49	\$1.52	\$1.55
Less Expenses (Growing @ 2%/yr):	(\$ 600,000)	(\$ 612,000)	(\$ 624,240)	(\$ 636,725)	(\$ 649,460)	(\$ 662,449)	(\$ 675,698)	(\$ 689,212)	(\$ 702,996)	(\$ 717,056)	(\$ 731,397)
Net Operating Income (NOI):	\$ 3,511,000	\$ 3,581,220	\$ 3,652,844	\$ 3,725,901	\$ 3,800,419	\$ 3,876,428	\$ 3,953,957	\$ 4,033,036	\$ 4,113,697	\$ 4,195,971	\$ 4,279,891
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: -500.00%