

SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Retail
Age of Property (Completion Year): 112
Site Area: 8,400 sq ft
Gross Building Area: 8,400 sq ft

PROPERTY INCOME

Property Annual Income: \$217,000
Property Square Footage: 8,400
Property Vacancy: 2%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: -
Down Payment: -
Interest Rate: 4%
Amortization Period: 20 Year
Monthly Payment: -
Annual Debt Service: -
Debt Coverage Ratio: -

PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: \$170,421

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 4 %
Annual Expense Growth Rate: 3 %
Cap Rate at Sale: 5.25 %
Cost of Sale: 3%
Number of Years: 5

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$889,238
Property Cap Rate: 4.75%

5 YEAR CASH FLOW ANALYSIS

Potential Income: \$217,000
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): -

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Effective Gross Income -Growing @ 4%/yr -With a 2% Vacancy Rate:	\$212,660	\$221,166	\$230,013	\$239,213	\$248,782	\$258,733
Average Rent per Square Foot:	\$25.32	\$26.33	\$27.38	\$28.48	\$29.62	\$30.80
Less Expenses (Growing @ 3%/yr):	(\$ 170,421)	(\$ 175,534)	(\$ 180,800)	(\$ 186,224)	(\$ 191,811)	(\$ 197,565)
Net Operating Income (NOI):	\$ 42,239	\$ 45,632	\$ 49,213	\$ 52,989	\$ 56,971	\$ 61,168
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: -99.99%