

SUMMARY

Analysis Type: Buying
Property Type: Industrial

PROPERTY INCOME

Property Annual Income: \$12,000,000
Property Square Footage: -
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

Triple Net Lease (NNN)
Property Annual Expenses: \$300,000

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 11.96 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$100,000,000
Property Cap Rate: 11.46%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$12,000,000
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:	\$11,760,000	\$11,995,200	\$12,235,104	\$12,479,806	\$12,729,402	\$12,983,991	\$13,243,670	\$13,508,543	\$13,778,715	\$14,054,289	\$14,335,374
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 300,000)	(\$ 306,000)	(\$ 312,120)	(\$ 318,362)	(\$ 324,729)	(\$ 331,224)	(\$ 337,848)	(\$ 344,605)	(\$ 351,497)	(\$ 358,527)	(\$ 365,698)
Net Operating Income (NOI):	\$ 11,460,000	\$ 11,689,200	\$ 11,922,984	\$ 12,161,444	\$ 12,404,673	\$ 12,652,767	\$ 12,905,822	\$ 13,163,938	\$ 13,427,218	\$ 13,695,762	\$ 13,969,676
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%