SUMMARY

Analysis Type: Buying
Property Type: Industrial
Gross Building Area: 9,100 sq ft

PROPERTY INCOME

Property Annual Income: $81,396
Property Square Footage: -
Property Vacancy: 2%
Property Additional Income: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: -

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: $997,101
Property Cap Rate: 8%

LOAN & DEBT ANALYSIS

Loan Amount: $897,101
Down Payment: $100,000
Interest Rate: 8%
Amortization Period: 25 Year
Monthly Payment: $6,924
Annual Debt Service: $83,088
Debt Coverage Ratio: 0.96

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 5.5 %
Cost of Sale: 2%
Number of Years: 10

10 YEAR CASH FLOW ANALYSIS

Potential Income: $81,396
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): -3.32%

	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):	$79,768	$81,364	$82,990	$84,650	$86,344	$88,071	$89,832	$91,628	$93,461	$95,330	$97,237
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)
Net Operating Income (NOI):	$	$	$	$	$	$	$	$	$	$	$
Less Loan Payment 1st Mortgage	($83,088)	($83,088)	($83,088)	($83,088)	($83,088)	($83,088)	($83,088)	($83,088)	($83,088)	($83,088)	($83,088)
Net Cash Flow	$	$	$	$	$	$	$	$	$	$	$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	$11,744	$12,719	$13,774	$14,918	$16,156	$17,497	$18,949	$20,522	$22,225	$24,070	$26,067
Cumulative Principal Reduction:	$11,744	$24,463	$38,237	$53,155	$69,311	$86,807	$105,756	$126,278	$148,503	$172,573	$198,640
Cash Flow Plus Principal Reduction:	$	$	$	$	$	$	$	$	$	$	$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%