

SUMMARY

Analysis Type: Buying
Property Type: Retail

PROPERTY INCOME

Property Annual Income: \$124,000
Property Square Footage: -
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$1,417,143
Down Payment: \$944,762
Interest Rate: 8%
Amortization Period: 30 Year
Monthly Payment: \$10,398
Annual Debt Service: \$124,782
Debt Coverage Ratio: 0.99

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 3 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 5.75 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$2,361,905
Property Cap Rate: 5.25%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$124,000
Vacancy Rate: -
Cash on Cash Return (Return on Equity): -0.08%

	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 @ 3%/yr -With a % Vacancy Rate):	\$124,000	\$127,720	\$131,552	\$135,499	\$139,564	\$143,751	\$148,064	\$152,506	\$157,081	\$161,793	\$166,647
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)	(\$124,782)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$11,838	\$12,821	\$13,885	\$15,037	\$16,286	\$17,637	\$19,101	\$20,687	\$22,404	\$24,263	\$26,277
Cumulative Principal Reduction:	\$11,838	\$24,659	\$38,544	\$53,582	\$69,867	\$87,504	\$106,606	\$127,292	\$149,696	\$173,959	\$200,235
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%