

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family

PROPERTY INCOME

Property Annual Income: \$124,800
Property Square Footage: -
Property Vacancy: -
Property Additional Income: \$2,400

LOAN & DEBT ANALYSIS

Loan Amount: -
Down Payment: \$1,200,000
Interest Rate: -
Amortization Period: -
Monthly Payment: -
Annual Debt Service: -
Debt Coverage Ratio: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$50,024

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 6.43 %
Cost of Sale: 3%
Number of Years: 5

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,200,000
Property Cap Rate: 6.43%

5 YEAR CASH FLOW ANALYSIS

Potential Income: \$124,800
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 6.43%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	\$124,800	\$127,296	\$129,842	\$132,439	\$135,088	\$137,790
Average Rent per Square Foot:						
Less Expenses (Growing @ 2%/yr):	(\$ 50,024)	(\$ 51,024)	(\$ 52,044)	(\$ 53,085)	(\$ 54,147)	(\$ 55,230)
Net Operating Income (NOI):	\$ 77,176	\$ 78,672	\$ 80,198	\$ 81,754	\$ 83,341	\$ 84,960
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: 1.62%