

## SUMMARY

**Analysis Type: Selling**  
**Property Type: Multi-Family**

### PROPERTY INCOME

Property Annual Income: \$32,400  
Property Square Footage: -  
Property Vacancy: -  
Property Additional Income: -

### LOAN & DEBT ANALYSIS

Loan Amount: \$161,250  
Down Payment: \$53,750  
Interest Rate: 7%  
Amortization Period: 20 Year  
Monthly Payment: \$1,250  
Annual Debt Service: \$15,002  
Debt Coverage Ratio: 1.73

### PROPERTY EXPENSES

Triple Net Lease (NNN)  
Property Annual Expenses: \$6,480

### CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %  
Annual Expense Growth Rate: 2 %  
Cap Rate at Sale: 12.56 %  
Cost of Sale: 2%  
Number of Years: 5

### PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$215,000  
Property Cap Rate: 12.06%

### 5 YEAR CASH FLOW ANALYSIS

Potential Income: \$32,400  
Vacancy Rate: -  
Cash on Cash Return (Return on Equity): 20.31%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 0% Vacancy Rate):	\$32,400	\$33,048	\$33,709	\$34,383	\$35,071	\$35,772
<b>Average Rent per Square Foot:</b>						
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 6,480)	(\$ 6,610)	(\$ 6,742)	(\$ 6,877)	(\$ 7,015)	(\$ 7,155)
<b>Net Operating Income (NOI):</b>	\$ 25,920	\$ 26,438	\$ 26,967	\$ 27,506	\$ 28,056	\$ 28,617
<b>Less Loan Payment 1st Mortgage</b>	(\$15,002)	(\$15,002)	(\$15,002)	(\$15,002)	(\$15,002)	(\$15,002)
<b>Net Cash Flow</b>	\$ 10,918	\$ 11,436	\$ 11,965	\$ 12,504	\$ 13,054	\$ 13,615
<b>Cash on Cash Return (Return on Equity):</b>	20.31%	21.28%	22.26%	23.26%	24.29%	25.33%
<b>Principal Reduction:</b>	\$3,836	\$4,113	\$4,411	\$4,730	\$5,071	\$5,438
<b>Cumulative Principal Reduction:</b>	\$3,836	\$7,949	\$12,360	\$17,090	\$22,161	\$27,599
<b>Cash Flow Plus Principal Reduction:</b>	\$ 14,754	\$ 15,549	\$ 16,376	\$ 17,234	\$ 18,125	\$ 19,053
<b>Total Return Before Taxes:</b>	27.45%	28.93%	30.47%	32.06%	33.72%	35.45%

IRR: 29.79%