

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Retail**  
**Age of Property (Completion Year): 15**  
**Site Area: 10,000 sq ft**  
**Gross Building Area: 7,500 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$88,000**  
**Property Square Footage: 10,000**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$800,000**  
**Down Payment: \$286,420**  
**Interest Rate: 4.86%**  
**Amortization Period: 20 Year**  
**Monthly Payment: \$5,884**  
**Annual Debt Service: \$70,608**  
**Debt Coverage Ratio: 1.41**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: -**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: -**  
**Cap Rate at Sale: 8.1 %**  
**Cost of Sale: 6%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$1,086,420**  
**Property Cap Rate: 8.1%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$88,000**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 6.07%**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Income	\$88,000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Vacancy Rate	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 2%/yr -With a 0% Vacancy Rate):	\$88,000	\$89,760	\$91,555	\$93,386	\$95,254	\$97,159	\$99,102	\$101,084	\$103,106	\$105,168	\$107,271
Average Rent per Square Foot:	\$8.80	\$8.98	\$9.16	\$9.34	\$9.53	\$9.72	\$9.91	\$10.11	\$10.31	\$10.52	\$10.73
Less Expenses (Growing @ %/yr):	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)	(\$70,608)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$24,272	\$25,478	\$26,744	\$28,073	\$29,468	\$30,933	\$32,470	\$34,084	\$35,778	\$37,556	\$39,422
Cumulative Principal Reduction:	\$24,272	\$49,749	\$76,493	\$104,566	\$134,035	\$164,967	\$197,437	\$231,521	\$267,299	\$304,854	\$344,276
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 100.00% (Iterative Method)

-----% (Newton's Method)

Future Value in Year 10	Cost of Sale	Loan Balance
\$0	\$0	\$495,146