

SUMMARY

Analysis Type: Selling

Property Type: Multi-Family

Address: 1 Farley Avenue Greenville SC 29605

PROPERTY INCOME

Property Annual Income: \$67,116

Property Square Footage: -

Property Vacancy: -

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$626,250

Down Payment: \$208,750

Interest Rate: 7%

Amortization Period: 20 Year

Monthly Payment: \$4,855

Annual Debt Service: \$58,264

Debt Coverage Ratio: 1.01

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$8,216

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 7.55 %

Cost of Sale: 2%

Number of Years: 2

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$835,000

Property Cap Rate: 7.05%

2 YEAR CASH FLOW ANALYSIS

Potential Income: \$67,116

Vacancy Rate: -

Cash on Cash Return (Return on Equity): 0.30%

Income Analysis

1 Farley Avenue Greenville SC 29605

Report courtesy of Ola van Zyl

	Year 1	Year 2	Year 3
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	\$67,116	\$68,458	\$69,827
Average Rent per Square Foot:			
Less Expenses (Growing @ 2%/yr):	(\$ 8,216)	(\$ 8,380)	(\$ 8,548)
Net Operating Income (NOI):	\$ 58,900	\$ 60,078	\$ 61,279
Less Loan Payment 1st Mortgage	(\$58,264)	(\$58,264)	(\$58,264)
Net Cash Flow	\$ 636	\$ 1,814	\$ 3,015
Cash on Cash Return (Return on Equity):	0.30%	0.87%	1.44%
Principal Reduction:	\$14,898	\$15,975	\$17,130
Cumulative Principal Reduction:	\$14,898	\$30,873	\$48,003
Cash Flow Plus Principal Reduction:	\$ 15,534	\$ 17,789	\$ 20,145
Total Return Before Taxes:	7.44%	8.52%	9.65%

IRR: 35.74%