

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Office**  
**Address: 10875 Benson Dr overlandpark kansas 666210**  
**Age of Property (Completion Year): 1980**  
**Site Area: 20,214 sq ft**  
**Gross Building Area: 2 sq ft**

## PROPERTY INCOME

**Property Annual Income: -**  
**Property Square Footage: 20,214**  
**Property Vacancy: 2%**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: -**  
**Down Payment: -**  
**Interest Rate: 4%**  
**Amortization Period: 20 Year**  
**Monthly Payment: -**  
**Annual Debt Service: -**  
**Debt Coverage Ratio: -**

## PROPERTY EXPENSES

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

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 6.5 %**  
**Cost of Sale: 2%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: -**  
**Property Cap Rate: 6.00%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: -**  
**Vacancy Rate: 2%**  
**Cash on Cash Return (Return on Equity): -**



# Income Analysis

10875 Benson Dr overlandpark kansas 666210

Report courtesy of Troy Muljat

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Income	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Vacancy Rate (2%)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Average Rent per Square Foot:	\$0.00										
Less Expenses (Growing @ 2%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cumulative Principal Reduction:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%

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