

SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Mixed-Use
Address: 1168 Dixwell Ave Hamden Ct 06514
Age of Property (Completion Year): 1929
Site Area: 6,254 sq ft
Gross Building Area: 10,425 sq ft

PROPERTY INCOME

Property Annual Income: \$84,000
Property Square Footage: 6,254
Property Vacancy: 5%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$160,000
Down Payment: \$524,000
Interest Rate: 5%
Amortization Period: 8 Year
Monthly Payment: \$2,026
Annual Debt Service: \$24,307
Debt Coverage Ratio: 1.97

PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: \$31,920

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: \$684,000
Property Cap Rate: 7.00%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$84,000
Vacancy Rate: 5%
Cash on Cash Return (Return on Equity): 4.50%

Income Analysis

1168 Dixwell Ave Hamden Ct 06514

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	\$84,000	\$88,200	\$92,610	\$97,241	\$102,103	\$107,208	\$112,568	\$118,196	\$124,106	\$130,311	\$136,827
Vacancy Rate (5%)	\$4,200	\$4,410	\$4,631	\$4,862	\$5,105	\$5,360	\$5,628	\$5,910	\$6,205	\$6,516	\$6,841
Effective Gross Income -Growing @ 2%/yr -With a 5% Vacancy Rate):	\$79,800	\$81,396	\$83,024	\$84,685	\$86,379	\$88,107	\$89,869	\$91,666	\$93,500	\$95,370	\$97,277
Average Rent per Square Foot:	\$12.76	\$13.02	\$13.28	\$13.55	\$13.82	\$14.10	\$14.38	\$14.67	\$14.96	\$15.26	\$15.57
Less Expenses (Growing @ 2%/yr):	(\$ 31,920)	(\$ 32,558)	(\$ 33,209)	(\$ 33,873)	(\$ 34,550)	(\$ 35,241)	(\$ 35,946)	(\$ 36,665)	(\$ 37,398)	(\$ 38,146)	(\$ 38,909)
Net Operating Income (NOI):	\$ 47,880	\$ 48,838	\$ 49,815	\$ 50,812	\$ 51,829	\$ 52,866	\$ 53,923	\$ 55,001	\$ 56,102	\$ 57,224	\$ 58,368
Less Loan Payment 1st Mortgage	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)	(\$24,307)
Net Cash Flow	\$ 23,573	\$ 24,531	\$ 25,508	\$ 26,505	\$ 27,522	\$ 28,559	\$ 29,616	\$ 30,694	\$ 31,795	\$ 32,917	\$ 34,061
Cash on Cash Return (Return on Equity):	4.50%	4.68%	4.87%	5.06%	5.25%	5.45%	5.65%	5.86%	6.07%	6.28%	6.50%
Principal Reduction:	\$16,686	\$17,540	\$18,437	\$19,380	\$20,372	\$21,414	\$22,510	\$23,661	\$0.00	\$0.00	\$0.00
Cumulative Principal Reduction:	\$16,686	\$34,226	\$52,663	\$72,043	\$92,415	\$113,829	\$136,339	\$160,000	\$160,000	\$160,000	\$160,000
Cash Flow Plus Principal Reduction:	\$ 40,259	\$ 42,071	\$ 43,945	\$ 45,885	\$ 47,894	\$ 49,973	\$ 52,126	\$ 54,355	\$	\$	\$
Total Return Before Taxes:	7.68%	8.03%	8.39%	8.76%	9.14%	9.54%	9.95%	10.37%	%	%	%

IRR: 9.78%

Future Value in Year 10	Cost of Sale	Loan Balance
\$524,015	\$10,480	