

### SUMMARY

**Analysis Type: Selling**

**Property Type: Industrial**

**Address: 119 Woodruff Industrial Lane**

**Age of Property (Completion Year): April 1986**

**Site Area: 226,512 sq ft**

### PROPERTY INCOME

Property Annual Income: \$259,628

Property Square Footage: 226,512

Property Vacancy: -

Property Additional Income: \$30,000

### LOAN & DEBT ANALYSIS

Loan Amount: -

Down Payment: \$6,215,889

Interest Rate: 4%

Amortization Period: 20 Year

Monthly Payment: -

Annual Debt Service: -

Debt Coverage Ratio: -

### PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$9,913

### CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 4.5 %

Cost of Sale: 2%

Number of Years: 10

### PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$6,215,889

Property Cap Rate: 4.50%

### 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$259,628

Vacancy Rate: -

Cash on Cash Return (Return on Equity): 4.50%

# Income Analysis

## 119 Woodruff Industrial Lane

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
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a % Vacancy Rate):	\$259,628	\$264,821	\$270,117	\$275,519	\$281,029	\$286,650	\$292,383	\$298,231	\$304,196	\$310,280	\$316,486
<b>Average Rent per Square Foot:</b>	\$1.15	\$1.17	\$1.19	\$1.21	\$1.23	\$1.25	\$1.28	\$1.31	\$1.34	\$1.37	\$1.40
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 9,913)	(\$ 10,111)	(\$ 10,313)	(\$ 10,519)	(\$ 10,729)	(\$ 10,944)	(\$ 11,163)	(\$ 11,386)	(\$ 11,614)	(\$ 11,846)	(\$ 12,083)
<b>Net Operating Income (NOI):</b>	\$ 279,715	\$ 284,710	\$ 289,804	\$ 295,000	\$ 300,300	\$ 305,706	\$ 311,220	\$ 316,845	\$ 322,582	\$ 328,434	\$ 334,403
<b>Less Loan Payment 1st Mortgage</b>	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>Net Cash Flow</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash on Cash Return (Return on Equity):</b>	%	%	%	%	%	%	%	%	%	%	%
<b>Principal Reduction:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Cumulative Principal Reduction:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: 1.76%