

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 1234 main st**

## PROPERTY INCOME

**Property Annual Income: \$228,000**  
**Property Square Footage: -**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$1,440,000**  
**Down Payment: \$360,000**  
**Interest Rate: 4.75%**  
**Amortization Period: 15 Year**  
**Monthly Payment: \$11,201**  
**Annual Debt Service: \$134,409**  
**Debt Coverage Ratio: 1.66**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$4,560**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 3 %**  
**Annual Expense Growth Rate: 1 %**  
**Cap Rate at Sale: 12.91 %**  
**Cost of Sale: 1.5%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$1,800,000**  
**Property Cap Rate: 12.41%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$228,000**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 24.73%**

	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 @ 3%/yr -With a % Vacancy Rate):	\$228,000	\$234,840	\$241,885	\$249,142	\$256,616	\$264,314	\$272,243	\$280,410	\$288,822	\$297,487	\$306,412
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 1%/yr):</b>	(\$ 4,560)	(\$ 4,606)	(\$ 4,652)	(\$ 4,699)	(\$ 4,746)	(\$ 4,793)	(\$ 4,841)	(\$ 4,889)	(\$ 4,938)	(\$ 4,987)	(\$ 5,037)
<b>Net Operating Income (NOI):</b>	\$ 223,440	\$ 230,234	\$ 237,233	\$ 244,443	\$ 251,870	\$ 259,521	\$ 267,402	\$ 275,521	\$ 283,884	\$ 292,500	\$ 301,375
<b>Less Loan Payment 1st Mortgage</b>	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)	(\$134,409)
<b>Net Cash Flow</b>	\$ 89,031	\$ 95,825	\$ 102,824	\$ 110,034	\$ 117,461	\$ 125,112	\$ 132,993	\$ 141,112	\$ 149,475	\$ 158,091	\$ 166,966
<b>Cash on Cash Return (Return on Equity):</b>	24.73%	26.62%	28.56%	30.57%	32.63%	34.75%	36.94%	39.20%	41.52%	43.91%	46.38%
<b>Principal Reduction:</b>	\$67,466	\$70,741	\$74,175	\$77,776	\$81,552	\$85,511	\$89,663	\$94,016	\$98,580	\$103,366	\$108,384
<b>Cumulative Principal Reduction:</b>	\$67,466	\$138,206	\$212,382	\$290,158	\$371,710	\$457,221	\$546,884	\$640,900	\$739,479	\$842,845	\$951,229
<b>Cash Flow Plus Principal Reduction:</b>	\$ 156,497	\$ 166,566	\$ 176,999	\$ 187,810	\$ 199,013	\$ 210,623	\$ 222,656	\$ 235,128	\$ 248,055	\$ 261,457	\$ 275,350
<b>Total Return Before Taxes:</b>	43.47%	46.27%	49.17%	52.17%	55.28%	58.51%	61.85%	65.31%	68.90%	72.63%	76.49%

IRR: 35.87%