

SUMMARY

Analysis Type: Buying

Property Type: Multi-Family

Address: 131 Park Ave, Lafayette- Pro Forma

PROPERTY INCOME

Property Annual Income: \$36,000

Property Square Footage: -

Property Vacancy: -

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$187,500

Down Payment: \$62,500

Interest Rate: 7%

Amortization Period: 30 Year

Monthly Payment: \$1,247

Annual Debt Service: \$14,969

Debt Coverage Ratio: 1.64

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$11,520

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 7 %

Cost of Sale: 7%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$250,000

Property Cap Rate: 9.79%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$36,000

Vacancy Rate: -

Cash on Cash Return (Return on Equity): 15.22%

Income Analysis

131 Park Ave, Lafayette- Pro Forma

Report courtesy of FWD Coaching

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	\$36,000	\$36,720	\$37,454	\$38,203	\$38,967	\$39,746	\$40,541	\$41,352	\$42,179	\$43,023	\$43,883
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 11,520)	(\$ 11,750)	(\$ 11,985)	(\$ 12,225)	(\$ 12,470)	(\$ 12,719)	(\$ 12,973)	(\$ 13,232)	(\$ 13,497)	(\$ 13,767)	(\$ 14,042)
Net Operating Income (NOI):	\$ 24,480	\$ 24,970	\$ 25,469	\$ 25,978	\$ 26,497	\$ 27,027	\$ 27,568	\$ 28,120	\$ 28,682	\$ 29,256	\$ 29,841
Less Loan Payment 1st Mortgage	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)	(\$14,969)
Net Cash Flow	\$ 9,511	\$ 10,001	\$ 10,500	\$ 11,009	\$ 11,528	\$ 12,058	\$ 12,599	\$ 13,151	\$ 13,713	\$ 14,287	\$ 14,872
Cash on Cash Return (Return on Equity):	15.22%	16.00%	16.80%	17.61%	18.44%	19.29%	20.16%	21.04%	21.94%	22.86%	23.80%
Principal Reduction:	\$1,905	\$2,042	\$2,190	\$2,348	\$2,518	\$2,700	\$2,895	\$3,105	\$3,329	\$3,570	\$3,828
Cumulative Principal Reduction:	\$1,905	\$3,947	\$6,137	\$8,485	\$11,003	\$13,703	\$16,599	\$19,703	\$23,032	\$26,602	\$30,430
Cash Flow Plus Principal Reduction:	\$ 11,416	\$ 12,043	\$ 12,690	\$ 13,357	\$ 14,046	\$ 14,758	\$ 15,494	\$ 16,256	\$ 17,042	\$ 17,857	\$ 18,700
Total Return Before Taxes:	18.27%	19.27%	20.30%	21.37%	22.47%	23.61%	24.79%	26.01%	27.27%	28.57%	29.92%

IRR: 30.00%