

### SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 131 Park Ave- Current Rents**

### PROPERTY INCOME

**Property Annual Income: \$30,480**  
**Property Square Footage: -**  
**Property Vacancy: -**  
**Property Additional Income: -**

### LOAN & DEBT ANALYSIS

**Loan Amount: \$195,000**  
**Down Payment: \$65,000**  
**Interest Rate: 7%**  
**Amortization Period: 30 Year**  
**Monthly Payment: \$1,297**  
**Annual Debt Service: \$15,568**  
**Debt Coverage Ratio: 1.04**

### PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$14,280**

### 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: \$260,000**  
**Property Cap Rate: 6.23%**

### 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$30,480**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 0.97%**

# Income Analysis

## 131 Park Ave- Current Rents

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
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a % Vacancy Rate):	\$30,480	\$31,090	\$31,712	\$32,346	\$32,993	\$33,653	\$34,326	\$35,013	\$35,713	\$36,427	\$37,156
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 14,280)	(\$ 14,566)	(\$ 14,857)	(\$ 15,154)	(\$ 15,457)	(\$ 15,766)	(\$ 16,081)	(\$ 16,403)	(\$ 16,731)	(\$ 17,066)	(\$ 17,407)
<b>Net Operating Income (NOI):</b>	\$ 16,200	\$ 16,524	\$ 16,855	\$ 17,192	\$ 17,536	\$ 17,887	\$ 18,245	\$ 18,610	\$ 18,982	\$ 19,361	\$ 19,749
<b>Less Loan Payment 1st Mortgage</b>	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)	(\$15,568)
<b>Net Cash Flow</b>	\$ 632	\$ 956	\$ 1,287	\$ 1,624	\$ 1,968	\$ 2,319	\$ 2,677	\$ 3,042	\$ 3,414	\$ 3,793	\$ 4,181
<b>Cash on Cash Return (Return on Equity):</b>	0.97%	1.47%	1.98%	2.50%	3.03%	3.57%	4.12%	4.68%	5.25%	5.84%	6.43%
<b>Principal Reduction:</b>	\$1,981	\$2,124	\$2,278	\$2,442	\$2,619	\$2,808	\$3,011	\$3,229	\$3,462	\$3,712	\$3,981
<b>Cumulative Principal Reduction:</b>	\$1,981	\$4,105	\$6,382	\$8,825	\$11,443	\$14,251	\$17,263	\$20,491	\$23,953	\$27,666	\$31,647
<b>Cash Flow Plus Principal Reduction:</b>	\$ 2,613	\$ 3,080	\$ 3,565	\$ 4,066	\$ 4,587	\$ 5,127	\$ 5,688	\$ 6,271	\$ 6,876	\$ 7,505	\$ 8,162
<b>Total Return Before Taxes:</b>	4.02%	4.74%	5.48%	6.26%	7.06%	7.89%	8.75%	9.65%	10.58%	11.55%	12.56%

IRR: 18.02%