

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 131 Park Ave-Lafayette (4 unit)- Pro Forma

PROPERTY INCOME

Property Annual Income: \$33,600
Property Square Footage: -
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$208,000
Down Payment: \$52,000
Interest Rate: 7%
Amortization Period: 30 Year
Monthly Payment: \$1,384
Annual Debt Service: \$16,606
Debt Coverage Ratio: 1.47

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$9,252

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 8 %
Cost of Sale: 6%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$260,000
Property Cap Rate: 9.36%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$33,600
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 14.89%

Income Analysis

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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):	\$33,600	\$34,272	\$34,957	\$35,656	\$36,369	\$37,096	\$37,838	\$38,595	\$39,367	\$40,154	\$40,957
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 9,252)	(\$ 9,437)	(\$ 9,626)	(\$ 9,819)	(\$ 10,015)	(\$ 10,215)	(\$ 10,419)	(\$ 10,627)	(\$ 10,840)	(\$ 11,057)	(\$ 11,278)
Net Operating Income (NOI):	\$ 24,348	\$ 24,835	\$ 25,331	\$ 25,837	\$ 26,354	\$ 26,881	\$ 27,419	\$ 27,968	\$ 28,527	\$ 29,097	\$ 29,679
Less Loan Payment 1st Mortgage	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)	(\$16,606)
Net Cash Flow	\$ 7,742	\$ 8,229	\$ 8,725	\$ 9,231	\$ 9,748	\$ 10,275	\$ 10,813	\$ 11,362	\$ 11,921	\$ 12,491	\$ 13,073
Cash on Cash Return (Return on Equity):	14.89%	15.83%	16.78%	17.75%	18.75%	19.76%	20.79%	21.85%	22.93%	24.02%	25.14%
Principal Reduction:	\$2,113	\$2,266	\$2,429	\$2,605	\$2,793	\$2,995	\$3,212	\$3,444	\$3,693	\$3,960	\$4,246
Cumulative Principal Reduction:	\$2,113	\$4,379	\$6,808	\$9,413	\$12,206	\$15,202	\$18,413	\$21,857	\$25,550	\$29,510	\$33,756
Cash Flow Plus Principal Reduction:	\$ 9,855	\$ 10,495	\$ 11,154	\$ 11,836	\$ 12,541	\$ 13,270	\$ 14,025	\$ 14,806	\$ 15,614	\$ 16,451	\$ 17,319
Total Return Before Taxes:	18.95%	20.18%	21.45%	22.76%	24.12%	25.52%	26.97%	28.47%	30.03%	31.64%	33.31%

IRR: 31.74%