

### SUMMARY

**Analysis Type: Buying**  
**Property Type: Mixed-Use**  
**Address: 14 N Third St. - Lafayette (Current Condition)**

### PROPERTY INCOME

**Property Annual Income: \$106,860**  
**Property Square Footage: -**  
**Property Vacancy: 2%**  
**Property Additional Income: -**

### LOAN & DEBT ANALYSIS

**Loan Amount: \$550,000**  
**Down Payment: \$450,000**  
**Interest Rate: 7%**  
**Amortization Period: 20 Year**  
**Monthly Payment: \$4,264**  
**Annual Debt Service: \$51,170**  
**Debt Coverage Ratio: 1.23**

### PROPERTY EXPENSES

**Gross Lease**  
**Property Annual Expenses: \$41,724**

### CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 6.8 %**  
**Cost of Sale: 2%**  
**Number of Years: 10**

### PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$1,000,000**  
**Property Cap Rate: 6.30%**

### 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$106,860**  
**Vacancy Rate: 2%**  
**Cash on Cash Return (Return on Equity): 2.63%**

# Income Analysis

14 N Third St. - Lafayette (Current Condition)

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 2% Vacancy Rate:	\$104,723	\$106,817	\$108,953	\$111,133	\$113,356	\$115,622	\$117,935	\$120,294	\$122,700	\$125,154	\$127,657
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 41,724)	(\$ 42,558)	(\$ 43,409)	(\$ 44,277)	(\$ 45,163)	(\$ 46,066)	(\$ 46,987)	(\$ 47,927)	(\$ 48,886)	(\$ 49,864)	(\$ 50,861)
<b>Net Operating Income (NOI):</b>	\$ 62,999	\$ 64,259	\$ 65,544	\$ 66,856	\$ 68,193	\$ 69,556	\$ 70,948	\$ 72,367	\$ 73,814	\$ 75,290	\$ 76,796
<b>Less Loan Payment 1st Mortgage</b>	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)	(\$51,170)
<b>Net Cash Flow</b>	\$ 11,829	\$ 13,089	\$ 14,375	\$ 15,686	\$ 17,023	\$ 18,387	\$ 19,778	\$ 21,197	\$ 22,644	\$ 24,120	\$ 25,626
<b>Cash on Cash Return (Return on Equity):</b>	2.63%	2.91%	3.19%	3.49%	3.78%	4.09%	4.40%	4.71%	5.03%	5.36%	5.69%
<b>Principal Reduction:</b>	\$13,084	\$14,030	\$15,044	\$16,132	\$17,298	\$18,549	\$19,889	\$21,327	\$22,869	\$24,522	\$26,295
<b>Cumulative Principal Reduction:</b>	\$13,084	\$27,114	\$42,159	\$58,291	\$75,589	\$94,137	\$114,026	\$135,354	\$158,223	\$182,745	\$209,040
<b>Cash Flow Plus Principal Reduction:</b>	\$ 24,913	\$ 27,119	\$ 29,419	\$ 31,818	\$ 34,321	\$ 36,936	\$ 39,667	\$ 42,524	\$ 45,513	\$ 48,642	\$ 51,921
<b>Total Return Before Taxes:</b>	5.54%	6.03%	6.54%	7.07%	7.63%	8.21%	8.81%	9.45%	10.11%	10.81%	11.54%

IRR: 11.94%