Income Analysis

14511461 US 19 S Leesburg GA 31763

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Retail
Address: 14511461 US 19 S Leesburg GA 31763
Age of Property (Completion Year): 1994
Site Area: 132,858 sq ft
Gross Building Area: 40,750 sq ft

PROPERTY INCOME

Property Annual Income: $133,200
Property Square Footage: 132,858
Property Vacancy: 2%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: -
Down Payment: $1,291,343
Interest Rate: -
Amortization Period: -
Monthly Payment: -
Annual Debt Service: -
Debt Coverage Ratio: -

PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: $46,599

CASH FLOW ASSUMPTIONS

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

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: $1,291,343
Property Cap Rate: 6.50%

10 YEAR CASH FLOW ANALYSIS

Potential Income: $133,200
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): 6.50%

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Income	$133,200	$135,864	$138,581	$141,353	$144,180	$147,064	$150,005	$153,005	$156,065	$159,186	$162,370
Vacancy Rate (2%)	$2,664	$2,717	$2,772	$2,827	$2,884	$2,941	$3,000	$3,060	$3,121	$3,184	$3,247
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):	$130,536	$133,147	$135,809	$138,526	$141,296	$144,123	$147,005	$149,945	$152,944	$156,002	$159,123
Average Rent per Square Foot:	$0.98	$1.00	$1.02	$1.04	$1.06	$1.08	$1.10	$1.12	$1.14	$1.16	$1.18
Less Expenses (Growing @ 2%/yr):	($ 46,599)	($ 47,531)	($ 48,482)	($ 49,452)	($ 50,441)	($ 51,450)	($ 52,479)	($ 53,529)	($ 54,600)	($ 55,692)	($ 56,806)
Net Operating Income (NOI):	$ 83,937	$ 85,616	$ 87,327	$ 89,074	$ 90,855	$ 92,673	$ 94,526	$ 96,416	$ 98,344	$ 100,310	$ 102,317
Less Loan Payment 1st Mortgage	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)
Net Cash Flow	$	$	$	$	$	$	$	$	$	$	$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cumulative Principal Reduction:	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cash Flow Plus Principal Reduction:	$	$	$	$	$	$	$	$	$	$	$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 2.82% (Iterative Method)

2.56% (Newton's Method)

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Future Value in Year 10	Cost of Sale	Loan Balance
$1,705,283	$34,106	

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