

## SUMMARY

**Analysis Type: Existing Property (hold)**

**Property Type: Retail**

**Address: 1461 OR-99W, McMinnville, OR 97128**

**Age of Property (Completion Year): 46**

**Site Area: 30,640 sq ft**

## PROPERTY INCOME

Property Annual Income: \$431,736

Property Square Footage: 30,640

Property Vacancy: -

Property Additional Income: -

## LOAN & DEBT ANALYSIS

Loan Amount: -

Down Payment: -

Interest Rate: 4%

Amortization Period: 20 Year

Monthly Payment: -

Annual Debt Service: -

Debt Coverage Ratio: -

## PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: -

## CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 7.26 %

Cost of Sale: 2%

Number of Years: 10

## PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$5,950,000

Property Cap Rate: 7.26%

## 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$431,736

Vacancy Rate: -

Cash on Cash Return (Return on Equity): -

# Income Analysis

1461 OR-99W, McMinnville, OR 97128

Report courtesy of Troy Muljat

|  | 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><br>-Growing @ 2%/yr<br>-With a % Vacancy Rate: | \$431,736 | \$440,371 | \$449,178 | \$458,162 | \$467,325 | \$476,672 | \$486,205 | \$495,929 | \$505,848 | \$515,965 | \$526,284 |
| <b>Average Rent per Square Foot:</b>   | \$14.09   | \$14.37   | \$14.66   | \$14.95   | \$15.25   | \$15.56   | \$15.87   | \$16.19   | \$16.51   | \$16.84   | \$17.18   |
| <b>Less Expenses (Growing @ 2%/yr):</b>                                      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      |
| <b>Net Operating Income (NOI):</b>   | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        |
| <b>Less Loan Payment 1st Mortgage</b>  | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      | (\$)      |
| <b>Net Cash Flow</b>   | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        |
| <b>Cash on Cash Return (Return on Equity):</b>                               | %         | %         | %         | %         | %         | %         | %         | %         | %         | %         | %         |
| <b>Principal Reduction:</b>  | \$0.00    | \$0.00    | \$0.00    | \$0.00    | \$0.00    | \$0.00    | \$0.00    | \$0.00    | \$0.00    | \$0.00    | \$0.00    |
| <b>Cumulative Principal Reduction:</b>                                       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       |
| <b>Cash Flow Plus Principal Reduction:</b>                                   | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$        |
| <b>Total Return Before Taxes:</b>  | %         | %         | %         | %         | %         | %         | %         | %         | %         | %         | %         |

IRR: 0.00%