Income Analysis

1496 US 19 S Leesburg GA 31763

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Retail
Address: 1496 US 19 S Leesburg GA 31763
Age of Property (Completion Year): 1999
Site Area: 84,071 sq ft
Gross Building Area: 8,390 sq ft

PROPERTY INCOME

Property Annual Income: $60,000
Property Square Footage: 84,071
Property Vacancy: 2%
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

Gross Lease
Property Annual Expenses: $29,064

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: $495,600
Property Cap Rate: 6%

10 YEAR CASH FLOW ANALYSIS

Potential Income: $60,000
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): -

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CRE CALCULATOR

Income Analysis

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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	$60,000	$61,200	$62,424	$63,672	$64,945	$66,244	$67,569	$68,920	$70,298	$71,704	$73,138
Vacancy Rate (2%)	$1,200	$1,224	$1,248	$1,273	$1,299	$1,325	$1,351	$1,378	$1,406	$1,434	$1,463
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):	$58,800	$59,976	$61,176	$62,399	$63,646	$64,919	$66,218	$67,542	$68,892	$70,270	$71,675
Average Rent per Square Foot:	$0.70	$0.71	$0.72	$0.73	$0.74	$0.75	$0.77	$0.79	$0.81	$0.83	$0.85
Less Expenses (Growing @ 2%/yr):	($ 29,064)	($ 29,645)	($ 30,238)	($ 30,843)	($ 31,460)	($ 32,089)	($ 32,731)	($ 33,386)	($ 34,054)	($ 34,735)	($ 35,430)
Net Operating Income (NOI):	$ 29,736	$ 30,331	$ 30,938	$ 31,556	$ 32,186	$ 32,830	$ 33,487	$ 34,156	$ 34,838	$ 35,535	$ 36,245
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: 100.00% (Iterative Method)

----% (Newton's Method)

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Future Value in Year 10	Cost of Sale	Loan Balance
$604,083	$12,082	

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