

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Industrial**  
**Address: 15708 Industrial Parkway**  
**Age of Property (Completion Year): 30**  
**Site Area: 31,000 sq ft**  
**Gross Building Area: 31,000 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$212,645**  
**Property Square Footage: 31,000**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$700,870**  
**Down Payment: \$1,635,363**  
**Interest Rate: 6.75%**  
**Amortization Period: 20 Year**  
**Monthly Payment: \$5,329**  
**Annual Debt Service: \$63,950**  
**Debt Coverage Ratio: 3.26**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$4,253**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 1.25 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 8.92 %**  
**Cost of Sale: 2%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$2,336,233**  
**Property Cap Rate: 8.92%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$212,645**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 8.83%**

# Income Analysis

15708 Industrial Parkway

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> -Growing @ 1.25%/yr -With a 0% Vacancy Rate:	\$212,645	\$215,303	\$217,994	\$220,719	\$223,478	\$226,271	\$229,099	\$231,963	\$234,863	\$237,799	\$240,771
<b>Average Rent per Square Foot:</b>	\$6.86	\$6.95	\$7.04	\$7.13	\$7.22	\$7.31	\$7.40	\$7.49	\$7.58	\$7.67	\$7.77
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 4,253)	(\$ 4,338)	(\$ 4,425)	(\$ 4,514)	(\$ 4,604)	(\$ 4,696)	(\$ 4,790)	(\$ 4,886)	(\$ 4,984)	(\$ 5,084)	(\$ 5,186)
<b>Net Operating Income (NOI):</b>	\$ 208,392	\$ 210,965	\$ 213,569	\$ 216,205	\$ 218,874	\$ 221,575	\$ 224,309	\$ 227,077	\$ 229,879	\$ 232,715	\$ 235,585
<b>Less Loan Payment 1st Mortgage</b>	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)	(\$63,950)
<b>Net Cash Flow</b>	\$ 144,442	\$ 147,015	\$ 149,619	\$ 152,255	\$ 154,924	\$ 157,625	\$ 160,359	\$ 163,127	\$ 165,929	\$ 168,765	\$ 171,635
<b>Cash on Cash Return (Return on Equity):</b>	8.83%	8.99%	9.15%	9.31%	9.47%	9.64%	9.81%	9.97%	10.15%	10.32%	10.50%
<b>Principal Reduction:</b>	\$17,166	\$18,361	\$19,640	\$21,007	\$22,470	\$24,034	\$25,708	\$27,498	\$29,412	\$31,460	\$33,651
<b>Cumulative Principal Reduction:</b>	\$17,166	\$35,527	\$55,166	\$76,173	\$98,643	\$122,677	\$148,385	\$175,882	\$205,295	\$236,755	\$270,405
<b>Cash Flow Plus Principal Reduction:</b>	\$ 161,608	\$ 165,376	\$ 169,259	\$ 173,262	\$ 177,394	\$ 181,659	\$ 186,067	\$ 190,625	\$ 195,341	\$ 200,225	\$ 205,286
<b>Total Return Before Taxes:</b>	9.88%	10.11%	10.35%	10.59%	10.85%	11.11%	11.38%	11.66%	11.94%	12.24%	12.55%

IRR: 12.67%