Income Analysis

1633 w Rialto ave ca 92410

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Industrial
Address: 1633 w Rialto ave ca 92410
Age of Property (Completion Year): 1999
Site Area: 22,000 sq ft
Gross Building Area: 4,000 sq ft

PROPERTY INCOME

Property Annual Income: $84,000
Property Square Footage: 22,000
Property Vacancy: -
Property Additional Income: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: $1,200

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: $1,380,000
Property Cap Rate: 6%

LOAN & DEBT ANALYSIS

Loan Amount: -
Down Payment: $1,380,000
Interest Rate: -
Amortization Period: 20 Year
Monthly Payment: -
Annual Debt Service: -
Debt Coverage Ratio: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 6.5 %
Cost of Sale: 2%
Number of Years: 10

10 YEAR CASH FLOW ANALYSIS

Potential Income: $84,000
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 6.00%

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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	$84,000	$	$	$	$	$	$	$	$	$	$
Vacancy Rate	$	$	$	$	$	$	$	$	$	$	$
Effective Gross Income -Growing @ 2%/yr -With a 0% Vacancy Rate):	$84,000	$85,680	$87,394	$89,142	$90,925	$92,744	$94,599	$96,491	$98,421	$100,389	$102,397
Average Rent per Square Foot:	$3.82	$3.89	$3.97	$4.05	$4.13	$4.21	$4.29	$4.38	$4.47	$4.56	$4.65
Less Expenses (Growing @ 2%/yr):	($ 1,200)	($ 1,224)	($ 1,248)	($ 1,273)	($ 1,298)	($ 1,324)	($ 1,350)	($ 1,377)	($ 1,405)	($ 1,433)	($ 1,462)
Net Operating Income (NOI):	$ 82,800	$ 84,456	$ 86,146	$ 87,869	$ 89,627	$ 91,420	$ 93,249	$ 95,114	$ 97,016	$ 98,956	$ 100,935
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: 1.50%

Future Value in Year 10	Cost of Sale	Loan Balance
$0	$0	

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