

## SUMMARY

**Analysis Type: Selling**  
**Property Type: Multi-Family**  
**Address: 1634 Boston St Aurora CO 80010**  
**Age of Property (Completion Year): 1961**  
**Site Area: 6,250 sq ft**  
**Gross Building Area: 5,148 sq ft**



## PROPERTY INCOME

**Property Annual Income: \$124,500**  
**Property Square Footage: 6,250**  
**Property Vacancy: 2%**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: -**  
**Down Payment: \$960,000**  
**Interest Rate: 8.25%**  
**Amortization Period: 30 Year**  
**Monthly Payment: -**  
**Annual Debt Service: -**  
**Debt Coverage Ratio: -**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$22,870**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 10.62 %**  
**Cost of Sale: 2%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$960,000**  
**Property Cap Rate: 10.33%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$124,500**  
**Vacancy Rate: 2%**  
**Cash on Cash Return (Return on Equity): 10.33%**



# Income Analysis

## 1634 Boston St Aurora CO 80010

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>Gross Income</b>	\$124,500	\$126,990	\$129,530	\$132,121	\$134,763	\$137,458	\$140,207	\$143,011	\$145,871	\$148,788	\$151,764
<b>Vacancy Rate (2%)</b>	\$2,490	\$2,540	\$2,591	\$2,642	\$2,695	\$2,749	\$2,804	\$2,860	\$2,917	\$2,976	\$3,035
<b>Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):</b>	\$122,010	\$124,450	\$126,939	\$129,479	\$132,068	\$134,709	\$137,403	\$140,151	\$142,954	\$145,812	\$148,729
<b>Average Rent per Square Foot:</b>	\$19.52	\$19.91	\$20.31	\$20.72	\$21.13	\$21.55	\$21.98	\$22.42	\$22.87	\$23.33	\$23.80
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 22,870)	(\$ 23,327)	(\$ 23,794)	(\$ 24,270)	(\$ 24,755)	(\$ 25,250)	(\$ 25,755)	(\$ 26,270)	(\$ 26,795)	(\$ 27,331)	(\$ 27,878)
<b>Net Operating Income (NOI):</b>	\$ 99,140	\$ 101,123	\$ 103,145	\$ 105,209	\$ 107,313	\$ 109,459	\$ 111,648	\$ 113,881	\$ 116,159	\$ 118,481	\$ 120,851
<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>	\$5,842	\$6,342	\$6,886	\$7,476	\$8,117	\$8,812	\$9,567	\$10,387	\$11,277	\$12,244	\$13,293
<b>Cumulative Principal Reduction:</b>	\$5,842	\$12,184	\$19,070	\$26,546	\$34,663	\$43,475	\$53,042	\$63,429	\$74,707	\$86,950	\$100,243
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: 1.38%

<b>Future Value in Year 10</b>	<b>Cost of Sale</b>	<b>Loan Balance</b>
\$0	\$0	