

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 1657 North Lafayette Street Shelby NC 28150**



## PROPERTY INCOME

**Property Annual Income: \$32,400**  
**Property Square Footage: -**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: -**  
**Down Payment: \$215,000**  
**Interest Rate: -**  
**Amortization Period: -**  
**Monthly Payment: -**  
**Annual Debt Service: -**  
**Debt Coverage Ratio: -**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$7,080**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 11.78 %**  
**Cost of Sale: 2%**  
**Number of Years: 5**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$215,000**  
**Property Cap Rate: 11.78%**

## 5 YEAR CASH FLOW ANALYSIS

**Potential Income: \$32,400**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 11.78%**

# Income Analysis

1657 North Lafayette Street Shelby NC 28150

Report courtesy of Ola van Zyl

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a % Vacancy Rate):	\$32,400	\$33,048	\$33,709	\$34,383	\$35,071	\$35,772
<b>Average Rent per Square Foot:</b>						
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 7,080)	(\$ 7,222)	(\$ 7,366)	(\$ 7,513)	(\$ 7,663)	(\$ 7,816)
<b>Net Operating Income (NOI):</b>	\$ 25,320	\$ 25,826	\$ 26,343	\$ 26,870	\$ 27,408	\$ 27,956
<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
<b>Cumulative Principal Reduction:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%

IRR: -1.43%