

## SUMMARY

**Analysis Type: Existing Property (hold)**  
**Property Type: Industrial**  
**Address: 1762 Goosepond Drive, Scottsboro, AL 35769**  
**Age of Property (Completion Year): 1969**  
**Site Area: 96 sq ft**  
**Gross Building Area: 1,139,460 sq ft**

## PROPERTY INCOME

**Property Annual Income: -**  
**Property Square Footage: 96**  
**Property Vacancy: 2%**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$0**  
**Down Payment: -**  
**Interest Rate: 4%**  
**Amortization Period: 20 Year**  
**Monthly Payment: \$0**  
**Annual Debt Service: \$0**  
**Debt Coverage Ratio: 0.00**

## PROPERTY EXPENSES

**Gross Lease**  
**Property Annual Expenses: -**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 5.5 %**  
**Cost of Sale: 2%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: -**  
**Property Cap Rate: 5%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: -**  
**Vacancy Rate: 2%**  
**Cash on Cash Return (Return on Equity): -**

# Income Analysis

1762 Goosepond Drive, Scottsboro, AL 35769

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 @ 2%/yr	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
-With a 2% Vacancy Rate):											
<b>Average Rent per Square Foot:</b>	\$0.00										
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )
<b>Net Operating Income (NOI):</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Cumulative Principal Reduction:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%