

SUMMARY

Analysis Type: Existing Property (hold)

Property Type: Mixed-Use

Address: 19411 w warren ave detroit mi 48228

Age of Property (Completion Year): 1937

Site Area: 3,000 sq ft

Gross Building Area: 3,000 sq ft

PROPERTY INCOME

Property Annual Income: \$18,000

Property Square Footage: 3,000

Property Vacancy: 2%

Property Additional Income: \$60,000

LOAN & DEBT ANALYSIS

Loan Amount: \$155,280

Down Payment: -

Interest Rate: 4%

Amortization Period: 20 Year

Monthly Payment: \$941

Annual Debt Service: \$11,292

Debt Coverage Ratio: 6.88

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: \$155,280

Property Cap Rate: 50%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$18,000

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): -

Income Analysis

19411 w warren ave detroit mi 48228

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
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$17,640	\$17,993	\$18,352	\$18,720	\$19,094	\$19,477	\$19,866	\$20,262	\$20,668	\$21,082	\$21,503
Average Rent per Square Foot:	\$5.88	\$6.00	\$6.12	\$6.24	\$6.36	\$6.49	\$6.62	\$6.75	\$6.89	\$7.03	\$7.17
Less Expenses (Growing @ 2%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)	(\$11,292)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$5,175	\$5,385	\$5,605	\$5,833	\$6,071	\$6,318	\$6,576	\$6,843	\$7,122	\$7,412	\$7,714
Cumulative Principal Reduction:	\$5,175	\$10,560	\$16,165	\$21,998	\$28,069	\$34,387	\$40,962	\$47,806	\$54,928	\$62,341	\$70,055
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%