CRE CALCULATOR

Income Analysis

209 205 207 FRIEDHEIM RD UNIT A ROCK HILL SC 29730

Report courtesy of Ola van Zyl

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 209 205 207 FRIEDHEIM RD UNIT A ROCK HILL SC 29730

PROPERTY INCOME

Property Annual Income: $68,400
Property Square Footage: -
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: $375,000
Down Payment: $125,000
Interest Rate: 8%
Amortization Period: 30 Year
Monthly Payment: $2,752
Annual Debt Service: $33,019
Debt Coverage Ratio: 1.31

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: $25,172

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 9.15 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: $500,000
Property Cap Rate: 8.65%

10 YEAR CASH FLOW ANALYSIS

Potential Income: $68,400
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 8.17%

Ola van Zyl

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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	$68,400	$	$	$	$	$	$	$	$	$	$
Vacancy Rate	$	$	$	$	$	$	$	$	$	$	$
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	$68,400	$69,768	$71,163	$72,586	$74,038	$75,519	$77,029	$78,570	$80,141	$81,744	$83,379
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	($ 25,172)	($ 25,675)	($ 26,189)	($ 26,713)	($ 27,247)	($ 27,792)	($ 28,348)	($ 28,915)	($ 29,493)	($ 30,083)	($ 30,685)
Net Operating Income (NOI):	$ 43,228	$ 44,093	$ 44,974	$ 45,873	$ 46,791	$ 47,727	$ 48,681	$ 49,655	$ 50,648	$ 51,661	$ 52,694
Less Loan Payment 1st Mortgage	($33,019)	($33,019)	($33,019)	($33,019)	($33,019)	($33,019)	($33,019)	($33,019)	($33,019)	($33,019)	($33,019)
Net Cash Flow	$ 10,209	$ 11,074	$ 11,955	$ 12,854	$ 13,772	$ 14,708	$ 15,662	$ 16,636	$ 17,629	$ 18,642	$ 19,675
Cash on Cash Return (Return on Equity):	8.17%	8.86%	9.56%	10.28%	11.02%	11.77%	12.53%	13.31%	14.10%	14.91%	15.74%
Principal Reduction:	$3,133	$3,393	$3,674	$3,979	$4,309	$4,667	$5,054	$5,474	$5,928	$6,420	$6,953
Cumulative Principal Reduction:	$3,133	$6,525	$10,199	$14,179	$18,488	$23,155	$28,210	$33,684	$39,612	$46,032	$52,986
Cash Flow Plus Principal Reduction:	$ 13,342	$ 14,467	$ 15,629	$ 16,833	$ 18,081	$ 19,375	$ 20,716	$ 22,110	$ 23,557	$ 25,062	$ 26,628
Total Return Before Taxes:	10.67%	11.57%	12.50%	13.47%	14.46%	15.50%	16.57%	17.69%	18.85%	20.05%	21.30%

IRR: 16.05%

Future Value in Year 10	Cost of Sale	Loan Balance
$215,027	$4,301	$328,968

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