

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 219 and 2195 Wall St

PROPERTY INCOME

Property Annual Income: \$26,400
Property Square Footage: -
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$218,571
Down Payment: \$72,857
Interest Rate: 7.25%
Amortization Period: 30 Year
Monthly Payment: \$1,491
Annual Debt Service: \$17,892
Debt Coverage Ratio: 1.14

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$6,000

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 3 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 7 %
Cost of Sale: 5%
Number of Years: 5

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$291,429
Property Cap Rate: 7.00%

5 YEAR CASH FLOW ANALYSIS

Potential Income: \$26,400
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 3.44%

Income Analysis

219 and 2195 Wall St

Report courtesy of Ola van Zyl

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Effective Gross Income -Growing @ 3%/yr -With a % Vacancy Rate):	\$26,400	\$27,192	\$28,008	\$28,848	\$29,713	\$30,604
Average Rent per Square Foot:						
Less Expenses (Growing @ 2%/yr):	(\$ 6,000)	(\$ 6,120)	(\$ 6,242)	(\$ 6,367)	(\$ 6,494)	(\$ 6,624)
Net Operating Income (NOI):	\$ 20,400	\$ 21,072	\$ 21,766	\$ 22,481	\$ 23,219	\$ 23,980
Less Loan Payment 1st Mortgage	(\$17,892)	(\$17,892)	(\$17,892)	(\$17,892)	(\$17,892)	(\$17,892)
Net Cash Flow	\$ 2,508	\$ 3,180	\$ 3,874	\$ 4,589	\$ 5,327	\$ 6,088
Cash on Cash Return (Return on Equity):	3.44%	4.36%	5.32%	6.30%	7.31%	8.36%
Principal Reduction:	\$2,115	\$2,274	\$2,444	\$2,628	\$2,825	\$3,036
Cumulative Principal Reduction:	\$2,115	\$4,389	\$6,834	\$9,462	\$12,286	\$15,323
Cash Flow Plus Principal Reduction:	\$ 4,623	\$ 5,454	\$ 6,318	\$ 7,217	\$ 8,152	\$ 9,124
Total Return Before Taxes:	6.35%	7.49%	8.67%	9.91%	11.19%	12.52%

IRR: 13.25%