

## SUMMARY

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

## PROPERTY INCOME

**Property Annual Income: \$27,000**  
**Property Square Footage: -**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$213,750**  
**Down Payment: \$71,250**  
**Interest Rate: 7.5%**  
**Amortization Period: 30 Year**  
**Monthly Payment: \$1,495**  
**Annual Debt Service: \$17,935**  
**Debt Coverage Ratio: 1.02**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$8,700**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 3 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 8 %**  
**Cost of Sale: 2%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$285,000**  
**Property Cap Rate: 6.42%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$27,000**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 0.51%**

# 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	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Gross Income</b>	\$27,000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Vacancy Rate</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Effective Gross Income -Growing @ 3%/yr -With a % Vacancy Rate):</b>	\$27,000	\$27,810	\$28,644	\$29,503	\$30,388	\$31,300	\$32,239	\$33,206	\$34,202	\$35,228	\$36,285
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 8,700)	(\$ 8,874)	(\$ 9,051)	(\$ 9,232)	(\$ 9,417)	(\$ 9,605)	(\$ 9,797)	(\$ 9,993)	(\$ 10,193)	(\$ 10,397)	(\$ 10,605)
<b>Net Operating Income (NOI):</b>	\$ 18,300	\$ 18,936	\$ 19,593	\$ 20,271	\$ 20,971	\$ 21,695	\$ 22,442	\$ 23,213	\$ 24,009	\$ 24,831	\$ 25,680
<b>Less Loan Payment 1st Mortgage</b>	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)	(\$17,935)
<b>Net Cash Flow</b>	\$ 365	\$ 1,001	\$ 1,658	\$ 2,336	\$ 3,036	\$ 3,760	\$ 4,507	\$ 5,278	\$ 6,074	\$ 6,896	\$ 7,745
<b>Cash on Cash Return (Return on Equity):</b>	0.51%	1.40%	2.33%	3.28%	4.26%	5.28%	6.33%	7.41%	8.52%	9.68%	10.87%
<b>Principal Reduction:</b>	\$1,970	\$2,123	\$2,288	\$2,466	\$2,657	\$2,864	\$3,086	\$3,325	\$3,584	\$3,862	\$4,162
<b>Cumulative Principal Reduction:</b>	\$1,970	\$4,094	\$6,382	\$8,848	\$11,505	\$14,369	\$17,455	\$20,780	\$24,364	\$28,226	\$32,387
<b>Cash Flow Plus Principal Reduction:</b>	\$ 2,335	\$ 3,124	\$ 3,946	\$ 4,802	\$ 5,693	\$ 6,624	\$ 7,593	\$ 8,603	\$ 9,658	\$ 10,758	\$ 11,907
<b>Total Return Before Taxes:</b>	3.28%	4.38%	5.54%	6.74%	7.99%	9.30%	10.66%	12.07%	13.56%	15.10%	16.71%

IRR: 8.37%

<b>Future Value in Year 10</b>	<b>Cost of Sale</b>	<b>Loan Balance</b>
\$96,813	\$1,936	\$185,524