Income Analysis

2416 Julia Ave Charlotte NC

Report courtesy of Ola van Zyl

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 2416 Julia Ave Charlotte NC

PROPERTY INCOME

Property Annual Income: $172,800
Property Square Footage: -
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: -
Down Payment: $1,100,000
Interest Rate: -
Amortization Period: -
Monthly Payment: -
Annual Debt Service: -
Debt Coverage Ratio: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: $33,456

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 13.17 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: $1,100,000
Property Cap Rate: 12.67%

10 YEAR CASH FLOW ANALYSIS

Potential Income: $172,800
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 12.67%

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	$172,800	$	$	$	$	$	$	$	$	$	$
Vacancy Rate	$	$	$	$	$	$	$	$	$	$	$
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	$172,800	$176,256	$179,781	$183,377	$187,045	$190,786	$194,602	$198,494	$202,464	$206,513	$210,643
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	($ 33,456)	($ 34,125)	($ 34,808)	($ 35,504)	($ 36,214)	($ 36,938)	($ 37,677)	($ 38,431)	($ 39,200)	($ 39,984)	($ 40,784)
Net Operating Income (NOI):	$ 139,344	$ 142,131	$ 144,973	$ 147,873	$ 150,831	$ 153,848	$ 156,925	$ 160,063	$ 163,264	$ 166,529	$ 169,859
Less Loan Payment 1st Mortgage	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)
Net Cash Flow	$	$	$	$	$	$	$	$	$	$	$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cumulative Principal Reduction:	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cash Flow Plus Principal Reduction:	$	$	$	$	$	$	$	$	$	$	$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 1.60% (Iterative Method)

1.46% (Newton's Method)

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Future Value in Year 10	Cost of Sale	Loan Balance
$1,289,742	$25,795	

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