



SUMMARY

Analysis Type: Buying
Property Type: Retail
Address: 2520 Mosside Blvd
Age of Property (Completion Year): 1966
Site Area: 4,000 sq ft
Gross Building Area: 8,000 sq ft

PROPERTY INCOME

Property Annual Income: \$91,680
Property Square Footage: 4,000
Property Vacancy: 2%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$346,279
Down Payment: \$148,405
Interest Rate: 6%
Amortization Period: 20 Year
Monthly Payment: \$2,481
Annual Debt Service: \$29,770
Debt Coverage Ratio: 1.3

PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: \$51,063

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 3.5 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 8 %
Cost of Sale: 3%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$494,685
Property Cap Rate: 7.84%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$91,680
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): 6.07%

Income Analysis

2520 Mossie Blvd

Report courtesy of Susan Pittman

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Income	\$91,680	\$93,514	\$95,384	\$97,292	\$99,238	\$101,223	\$103,247	\$105,312	\$107,418	\$109,566	\$111,757
Vacancy Rate (2%)	\$1,834	\$1,870	\$1,908	\$1,946	\$1,985	\$2,024	\$2,065	\$2,106	\$2,148	\$2,191	\$2,235
Effective Gross Income -Growing @ 3.5%/yr -With a 2% Vacancy Rate):	\$89,846	\$92,991	\$96,246	\$99,614	\$103,101	\$106,709	\$110,444	\$114,309	\$118,310	\$122,450	\$126,736
Average Rent per Square Foot:	\$22.46	\$23.25	\$24.06	\$24.90	\$25.77	\$26.67	\$27.60	\$28.57	\$29.57	\$30.60	\$31.67
Less Expenses (Growing @ 2%/yr):	(\$ 51,063)	(\$ 52,084)	(\$ 53,126)	(\$ 54,189)	(\$ 55,273)	(\$ 56,378)	(\$ 57,506)	(\$ 58,656)	(\$ 59,829)	(\$ 61,026)	(\$ 62,247)
Net Operating Income (NOI):	\$ 38,783	\$ 40,907	\$ 43,120	\$ 45,425	\$ 47,828	\$ 50,331	\$ 52,938	\$ 55,653	\$ 58,481	\$ 61,424	\$ 64,489
Less Loan Payment 1st Mortgage	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)	(\$29,770)
Net Cash Flow	\$ 9,013	\$ 11,137	\$ 13,350	\$ 15,655	\$ 18,058	\$ 20,561	\$ 23,168	\$ 25,883	\$ 28,710	\$ 31,654	\$ 34,718
Cash on Cash Return (Return on Equity):	6.07%	7.50%	9.00%	10.55%	12.17%	13.85%	15.61%	17.44%	19.35%	21.33%	23.39%
Principal Reduction:	\$9,245	\$9,815	\$10,421	\$11,063	\$11,746	\$12,470	\$13,239	\$14,056	\$14,923	\$15,843	\$16,820
Cumulative Principal Reduction:	\$9,245	\$19,060	\$29,481	\$40,544	\$52,290	\$64,760	\$77,999	\$92,055	\$106,977	\$122,820	\$139,641
Cash Flow Plus Principal Reduction:	\$ 18,258	\$ 20,952	\$ 23,771	\$ 26,718	\$ 29,804	\$ 33,031	\$ 36,407	\$ 39,939	\$ 43,633	\$ 47,497	\$ 51,538
Total Return Before Taxes:	12.30%	14.12%	16.02%	18.00%	20.08%	22.26%	24.53%	26.91%	29.40%	32.00%	34.73%

IRR: 24.24%

Future Value in Year 10	Cost of Sale	Loan Balance
\$433,975	\$13,019	