

## SUMMARY

**Analysis Type: Buying**

**Property Type: Mixed-Use**

**Address: 2614 SW 17TH ST Topeka KS 66604**

**Age of Property (Completion Year): 1960**

**Site Area: 6,200 sq ft**

**Gross Building Area: 3,600 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$57,600**

**Property Square Footage: 6,200**

**Property Vacancy: 2%**

**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$440,000**

**Down Payment: \$110,000**

**Interest Rate: 6%**

**Amortization Period: 20 Year**

**Monthly Payment: \$3,152**

**Annual Debt Service: \$37,828**

**Debt Coverage Ratio: 1.46**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$1,128**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**

**Annual Expense Growth Rate: 2 %**

**Cap Rate at Sale: 10.56 %**

**Cost of Sale: 2%**

**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$550,000**

**Property Cap Rate: 10.06%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$57,600**

**Vacancy Rate: 2%**

**Cash on Cash Return (Return on Equity): 15.90%**

# Income Analysis

2614 SW 17TH ST Topeka KS 66604

Report courtesy of Troy Muljat

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$56,448	\$57,577	\$58,728	\$59,903	\$61,102	\$62,324	\$63,571	\$64,842	\$66,138	\$67,461	\$68,811
<b>Average Rent per Square Foot:</b>	\$9.10	\$9.29	\$9.48	\$9.67	\$9.86	\$10.06	\$10.26	\$10.47	\$10.68	\$10.89	\$11.11
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 1,128)	(\$ 1,151)	(\$ 1,174)	(\$ 1,197)	(\$ 1,221)	(\$ 1,245)	(\$ 1,270)	(\$ 1,295)	(\$ 1,321)	(\$ 1,347)	(\$ 1,374)
<b>Net Operating Income (NOI):</b>	\$ 55,320	\$ 56,426	\$ 57,554	\$ 58,706	\$ 59,881	\$ 61,079	\$ 62,301	\$ 63,547	\$ 64,817	\$ 66,114	\$ 67,437
<b>Less Loan Payment 1st Mortgage</b>	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)	(\$37,828)
<b>Net Cash Flow</b>	\$ 17,492	\$ 18,598	\$ 19,727	\$ 20,879	\$ 22,053	\$ 23,252	\$ 24,473	\$ 25,719	\$ 26,990	\$ 28,287	\$ 29,609
<b>Cash on Cash Return (Return on Equity):</b>	15.90%	16.91%	17.93%	18.98%	20.05%	21.14%	22.25%	23.38%	24.54%	25.72%	26.92%
<b>Principal Reduction:</b>	\$11,747	\$12,472	\$13,241	\$14,058	\$14,925	\$15,845	\$16,822	\$17,860	\$18,962	\$20,131	\$21,373
<b>Cumulative Principal Reduction:</b>	\$11,747	\$24,219	\$37,460	\$51,517	\$66,442	\$82,287	\$99,109	\$116,969	\$135,931	\$156,062	\$177,434
<b>Cash Flow Plus Principal Reduction:</b>	\$ 29,239	\$ 31,070	\$ 32,968	\$ 34,937	\$ 36,978	\$ 39,097	\$ 41,295	\$ 43,579	\$ 45,952	\$ 48,418	\$ 50,982
<b>Total Return Before Taxes:</b>	26.58%	28.25%	29.97%	31.76%	33.62%	35.54%	37.54%	39.62%	41.77%	44.02%	46.35%

IRR: 29.39%