

SUMMARY

Analysis Type: Buying
Property Type: Industrial
Address: 300 jefferson st camden nj
Site Area: 646,430 sq ft
Gross Building Area: 350,000 sq ft

PROPERTY INCOME

Property Annual Income: -
Property Square Footage: 646,430
Property Vacancy: 3%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$20,000,000
Down Payment: \$5,000,000
Interest Rate: 6%
Amortization Period: 20 Year
Monthly Payment: \$143,286
Annual Debt Service: \$1,719,435
Debt Coverage Ratio: -

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

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

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$25,000,000
Property Cap Rate: -

10 YEAR CASH FLOW ANALYSIS

Potential Income: -
Vacancy Rate: 3%
Cash on Cash Return (Return on Equity): -

Income Analysis

300 jefferson st camden nj

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
Effective Gross Income -Growing @ 2%/yr -With a 3% Vacancy Rate):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Average Rent per Square Foot:	\$0.00										
Less Expenses (Growing @ 2%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)	(\$1,719,435)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$533,960	\$566,893	\$601,858	\$638,979	\$678,390	\$720,232	\$764,654	\$811,816	\$861,887	\$915,047	\$971,485
Cumulative Principal Reduction:	\$533,960	\$1,100,853	\$1,702,711	\$2,341,690	\$3,020,080	\$3,740,312	\$4,504,966	\$5,316,782	\$6,178,670	\$7,093,716	\$8,065,201
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%