

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 301 Cleveland St. - Monticello, IN

PROPERTY INCOME

Property Annual Income: \$20,400
Property Square Footage: -
Property Vacancy: -
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$127,500
Down Payment: \$42,500
Interest Rate: 7%
Amortization Period: 30 Year
Monthly Payment: \$848
Annual Debt Service: \$10,179
Debt Coverage Ratio: 1.28

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$7,337

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 7 %
Cost of Sale: 7%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$170,000
Property Cap Rate: 7.68%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$20,400
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 6.79%

Income Analysis

301 Cleveland St. - Monticello, IN

Report courtesy of FWD Coaching

	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 % Vacancy Rate:	\$20,400	\$20,808	\$21,224	\$21,648	\$22,081	\$22,523	\$22,973	\$23,432	\$23,901	\$24,379	\$24,867
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 7,337)	(\$ 7,484)	(\$ 7,634)	(\$ 7,787)	(\$ 7,943)	(\$ 8,102)	(\$ 8,264)	(\$ 8,429)	(\$ 8,598)	(\$ 8,770)	(\$ 8,945)
Net Operating Income (NOI):	\$ 13,063	\$ 13,324	\$ 13,590	\$ 13,861	\$ 14,138	\$ 14,421	\$ 14,709	\$ 15,003	\$ 15,303	\$ 15,609	\$ 15,922
Less Loan Payment 1st Mortgage	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)	(\$10,179)
Net Cash Flow	\$ 2,884	\$ 3,145	\$ 3,411	\$ 3,682	\$ 3,959	\$ 4,242	\$ 4,530	\$ 4,824	\$ 5,124	\$ 5,430	\$ 5,743
Cash on Cash Return (Return on Equity):	6.79%	7.40%	8.03%	8.66%	9.32%	9.98%	10.66%	11.35%	12.06%	12.78%	13.51%
Principal Reduction:	\$1,295	\$1,389	\$1,489	\$1,597	\$1,712	\$1,836	\$1,969	\$2,111	\$2,264	\$2,427	\$2,603
Cumulative Principal Reduction:	\$1,295	\$2,684	\$4,173	\$5,770	\$7,482	\$9,318	\$11,287	\$13,398	\$15,662	\$18,089	\$20,692
Cash Flow Plus Principal Reduction:	\$ 4,179	\$ 4,534	\$ 4,900	\$ 5,279	\$ 5,671	\$ 6,078	\$ 6,499	\$ 6,935	\$ 7,388	\$ 7,857	\$ 8,346
Total Return Before Taxes:	9.83%	10.67%	11.53%	12.42%	13.34%	14.30%	15.29%	16.32%	17.38%	18.49%	19.64%

IRR: 14.67%