

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 305 Third St- Monticello, IN- Pro Forma**

## PROPERTY INCOME

**Property Annual Income: \$19,200**  
**Property Square Footage: -**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$135,000**  
**Down Payment: \$45,000**  
**Interest Rate: 6.75%**  
**Amortization Period: 30 Year**  
**Monthly Payment: \$876**  
**Annual Debt Service: \$10,507**  
**Debt Coverage Ratio: 1.15**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$7,076**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 7 %**  
**Cost of Sale: 6%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$180,000**  
**Property Cap Rate: 6.74%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$19,200**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 3.59%**

# Income Analysis

## 305 Third St- Monticello, IN- Pro Forma

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
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a % Vacancy Rate:	\$19,200	\$19,584	\$19,976	\$20,376	\$20,784	\$21,200	\$21,624	\$22,056	\$22,497	\$22,947	\$23,406
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 7,076)	(\$ 7,218)	(\$ 7,362)	(\$ 7,509)	(\$ 7,659)	(\$ 7,812)	(\$ 7,968)	(\$ 8,127)	(\$ 8,290)	(\$ 8,456)	(\$ 8,625)
<b>Net Operating Income (NOI):</b>	\$ 12,124	\$ 12,366	\$ 12,614	\$ 12,867	\$ 13,125	\$ 13,388	\$ 13,656	\$ 13,929	\$ 14,207	\$ 14,491	\$ 14,781
<b>Less Loan Payment 1st Mortgage</b>	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)	(\$10,507)
<b>Net Cash Flow</b>	\$ 1,617	\$ 1,859	\$ 2,107	\$ 2,360	\$ 2,618	\$ 2,881	\$ 3,149	\$ 3,422	\$ 3,700	\$ 3,984	\$ 4,274
<b>Cash on Cash Return (Return on Equity):</b>	3.59%	4.13%	4.68%	5.24%	5.82%	6.40%	7.00%	7.60%	8.22%	8.85%	9.50%
<b>Principal Reduction:</b>	\$1,439	\$1,539	\$1,646	\$1,761	\$1,883	\$2,014	\$2,155	\$2,305	\$2,465	\$2,637	\$2,820
<b>Cumulative Principal Reduction:</b>	\$1,439	\$2,978	\$4,624	\$6,385	\$8,268	\$10,282	\$12,437	\$14,742	\$17,207	\$19,844	\$22,664
<b>Cash Flow Plus Principal Reduction:</b>	\$ 3,056	\$ 3,398	\$ 3,753	\$ 4,121	\$ 4,501	\$ 4,895	\$ 5,304	\$ 5,727	\$ 6,165	\$ 6,621	\$ 7,094
<b>Total Return Before Taxes:</b>	6.79%	7.55%	8.34%	9.16%	10.00%	10.88%	11.79%	12.73%	13.70%	14.71%	15.76%

IRR: 10.99%