

SUMMARY

Analysis Type: Buying
Property Type: Mixed-Use
Address: 3169 west tidewater lane, madison, ms 39110
Age of Property (Completion Year): 2000
Site Area: 70,000 sq ft
Gross Building Area: 5,500 sq ft



PROPERTY INCOME

Property Annual Income: -
Property Square Footage: 70,000
Property Vacancy: 2%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$300,000
Down Payment: \$700,000
Interest Rate: 8%
Amortization Period: 10 Year
Monthly Payment: \$3,640
Annual Debt Service: \$43,678
Debt Coverage Ratio: -2.06

PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: \$90,000

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: -
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: -8.5 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,000,000
Property Cap Rate: -9%

10 YEAR CASH FLOW ANALYSIS

Potential Income: -
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): -19.10%

Income Analysis

3169 west tidewater lane, madison, ms 39110

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 @ %/yr -With a 2% Vacancy Rate):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Average Rent per Square Foot:	\$0.00										
Less Expenses (Growing @ 2%/yr):	(\$ 90,000)	(\$ 91,800)	(\$ 93,636)	(\$ 95,509)	(\$ 97,419)	(\$ 99,367)	(\$ 101,354)	(\$ 103,381)	(\$ 105,449)	(\$ 107,558)	(\$ 109,709)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)	(\$43,678)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$20,416	\$22,110	\$23,945	\$25,933	\$28,085	\$30,416	\$32,941	\$35,675	\$38,636	\$41,843	\$0.00
Cumulative Principal Reduction:	\$20,416	\$42,526	\$66,471	\$92,404	\$120,489	\$150,906	\$183,847	\$219,521	\$258,157	\$300,000	\$300,000
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%