

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 3225 Marshall St Wheat Ridge CO 80033
Age of Property (Completion Year): 5
Site Area: 11,892 sq ft
Gross Building Area: 5,408 sq ft



PROPERTY INCOME

Property Annual Income: \$102,000
Property Square Footage: 11,892
Property Vacancy: 2%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$1,079,075
Down Payment: \$359,692
Interest Rate: 7.0%
Amortization Period: 30 Year
Monthly Payment: \$7,179
Annual Debt Service: \$86,149
Debt Coverage Ratio: 1

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$13,632

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 5.5 %
Cost of Sale: 4%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,438,767
Property Cap Rate: 6.00%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$102,000
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): 0.05%

Income Analysis

3225 Marshall St Wheat Ridge CO 80033

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 2% Vacancy Rate):	\$99,960	\$101,959	\$103,999	\$106,078	\$108,200	\$110,364	\$112,571	\$114,822	\$117,118	\$119,460	\$121,849
Average Rent per Square Foot:	\$8.41	\$8.57	\$8.74	\$8.91	\$9.09	\$9.27	\$9.46	\$9.65	\$9.84	\$10.04	\$10.24
Less Expenses (Growing @ 2%/yr):	(\$ 13,632)	(\$ 13,905)	(\$ 14,183)	(\$ 14,467)	(\$ 14,756)	(\$ 15,051)	(\$ 15,352)	(\$ 15,659)	(\$ 15,972)	(\$ 16,291)	(\$ 16,617)
Net Operating Income (NOI):	\$ 86,328	\$ 88,054	\$ 89,816	\$ 91,611	\$ 93,444	\$ 95,313	\$ 97,219	\$ 99,163	\$ 101,146	\$ 103,169	\$ 105,232
Less Loan Payment 1st Mortgage	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)	(\$86,149)
Net Cash Flow	\$ 179	\$ 1,905	\$ 3,666	\$ 5,462	\$ 7,294	\$ 9,163	\$ 11,069	\$ 13,013	\$ 14,996	\$ 17,020	\$ 19,083
Cash on Cash Return (Return on Equity):	0.05%	0.53%	1.02%	1.52%	2.03%	2.55%	3.08%	3.62%	4.17%	4.73%	5.31%
Principal Reduction:	\$10,961	\$11,754	\$12,603	\$13,515	\$14,492	\$15,539	\$16,662	\$17,867	\$19,159	\$20,544	\$22,029
Cumulative Principal Reduction:	\$10,961	\$22,715	\$35,319	\$48,833	\$63,325	\$78,864	\$95,526	\$113,393	\$132,552	\$153,095	\$175,124
Cash Flow Plus Principal Reduction:	\$ 11,140	\$ 13,659	\$ 16,269	\$ 18,977	\$ 21,786	\$ 24,702	\$ 27,731	\$ 30,880	\$ 34,155	\$ 37,564	\$ 41,112
Total Return Before Taxes:	3.10%	3.80%	4.52%	5.28%	6.06%	6.87%	7.71%	8.59%	9.50%	10.44%	11.43%

IRR: 18.98%