

## SUMMARY

**Analysis Type: Buying**

**Property Type: Multi-Family**

**Address: 3418 w north a st tampa**

**Age of Property (Completion Year): 1970**

**Site Area: 21,780 sq ft**

**Gross Building Area: 13,110 sq ft**



## PROPERTY INCOME

**Property Annual Income: \$551,520**

**Property Square Footage: 21,780**

**Property Vacancy: -**

**Property Additional Income: \$19,880**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$3,112,569**

**Down Payment: \$2,787,431**

**Interest Rate: 7%**

**Amortization Period: 30 Year**

**Monthly Payment: \$20,708**

**Annual Debt Service: \$248,496**

**Debt Coverage Ratio: 1.66**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$158,268**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 3 %**

**Annual Expense Growth Rate: 1 %**

**Cap Rate at Sale: 5.84 %**

**Cost of Sale: 1.5%**

**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$5,900,000**

**Property Cap Rate: 7.00%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$551,520**

**Vacancy Rate: -**

**Cash on Cash Return (Return on Equity): 5.91%**

	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 @ 3%/yr -With a % Vacancy Rate):	\$551,520	\$568,066	\$585,108	\$602,661	\$620,741	\$639,363	\$658,544	\$678,300	\$698,649	\$719,608	\$741,196
<b>Average Rent per Square Foot:</b>	\$25.32	\$26.08	\$26.86	\$27.67	\$28.50	\$29.36	\$30.24	\$31.15	\$32.08	\$33.04	\$34.03
<b>Less Expenses (Growing @ 1%/yr):</b>	(\$ 158,268)	(\$ 159,851)	(\$ 161,450)	(\$ 163,065)	(\$ 164,696)	(\$ 166,343)	(\$ 168,006)	(\$ 169,686)	(\$ 171,383)	(\$ 173,097)	(\$ 174,828)
<b>Net Operating Income (NOI):</b>	\$ 413,132	\$ 428,095	\$ 443,538	\$ 459,476	\$ 475,925	\$ 492,900	\$ 510,418	\$ 528,494	\$ 547,146	\$ 566,391	\$ 586,248
<b>Less Loan Payment 1st Mortgage</b>	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)	(\$248,496)
<b>Net Cash Flow</b>	\$ 144,756	\$ 159,719	\$ 175,162	\$ 191,100	\$ 207,549	\$ 224,524	\$ 242,042	\$ 260,118	\$ 278,770	\$ 298,015	\$ 317,872
<b>Cash on Cash Return (Return on Equity):</b>	5.19%	5.73%	6.28%	6.86%	7.45%	8.05%	8.68%	9.33%	10.00%	10.69%	11.40%
<b>Principal Reduction:</b>	\$32,577	\$34,933	\$37,458	\$40,166	\$43,069	\$46,183	\$49,521	\$53,101	\$56,940	\$61,056	\$65,470
<b>Cumulative Principal Reduction:</b>	\$32,577	\$67,510	\$104,968	\$145,133	\$188,203	\$234,385	\$283,906	\$337,007	\$393,947	\$455,003	\$520,473
<b>Cash Flow Plus Principal Reduction:</b>	\$ 177,333	\$ 194,652	\$ 212,620	\$ 231,266	\$ 250,618	\$ 270,707	\$ 291,563	\$ 313,219	\$ 335,710	\$ 359,071	\$ 383,342
<b>Total Return Before Taxes:</b>	6.36%	6.98%	7.63%	8.30%	8.99%	9.71%	10.46%	11.24%	12.04%	12.88%	13.75%

IRR: 15.03%