

## SUMMARY

**Analysis Type: Buying**

**Property Type: Retail**

**Address: 3510 N. Monroe Street Tallahassee, FL 32303**

**Age of Property (Completion Year): 1990**

**Gross Building Area: 23,625 sq ft**

## PROPERTY INCOME

Property Annual Income: \$200,000

Property Square Footage: -

Property Vacancy: 2%

Property Additional Income: -

## LOAN & DEBT ANALYSIS

Loan Amount: \$1,100,000

Down Payment: \$2,820,000

Interest Rate: 4%

Amortization Period: 20 Year

Monthly Payment: \$6,666

Annual Debt Service: \$79,989

Debt Coverage Ratio: 2.45

## PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: -

## CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 5.5 %

Cost of Sale: 2%

Number of Years: 10

## PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$3,920,000

Property Cap Rate: 5%

## 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$200,000

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): 4.11%

# Income Analysis

3510 N. Monroe Street Tallahassee, FL 32303

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
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$196,000	\$199,920	\$203,918	\$207,997	\$212,157	\$216,401	\$220,728	\$225,143	\$229,646	\$234,240	\$238,924
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )	(\$ )
<b>Net Operating Income (NOI):</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Less Loan Payment 1st Mortgage</b>	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)	(\$79,989)
<b>Net Cash Flow</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash on Cash Return (Return on Equity):</b>	%	%	%	%	%	%	%	%	%	%	%
<b>Principal Reduction:</b>	\$36,657	\$38,150	\$39,704	\$41,322	\$43,005	\$44,758	\$46,581	\$48,479	\$50,454	\$52,510	\$54,649
<b>Cumulative Principal Reduction:</b>	\$36,657	\$74,807	\$114,511	\$155,833	\$198,838	\$243,596	\$290,177	\$338,656	\$389,110	\$441,619	\$496,268
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%