

SUMMARY

Analysis Type: Buying

Property Type: Multi-Family

Address: 3648 SW 25th Ter MIAMI, FL 33133

Age of Property (Completion Year): 1925

Site Area: 4,800 sq ft

Gross Building Area: 2,331 sq ft

PROPERTY INCOME

Property Annual Income: \$60,000

Property Square Footage: 4,800

Property Vacancy: 2%

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$78

Down Payment: \$778,922

Interest Rate: -

Amortization Period: 20 Year

Monthly Payment: \$0

Annual Debt Service: \$6

Debt Coverage Ratio: 7,052.09

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$18,852

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 6.38 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$779,000

Property Cap Rate: 5.13%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$60,000

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): 5.13%

Income Analysis

3648 SW 25th Ter MIAMI, FL 33133

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
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate:	\$58,800	\$59,976	\$61,176	\$62,399	\$63,646	\$64,919	\$66,218	\$67,542	\$68,892	\$70,270	\$71,675
Average Rent per Square Foot:	\$12.25	\$12.50	\$12.75	\$13.01	\$13.27	\$13.54	\$13.81	\$14.09	\$14.37	\$14.66	\$14.95
Less Expenses (Growing @ 2%/yr):	(\$ 18,852)	(\$ 19,229)	(\$ 19,614)	(\$ 20,006)	(\$ 20,406)	(\$ 20,814)	(\$ 21,230)	(\$ 21,655)	(\$ 22,088)	(\$ 22,530)	(\$ 22,981)
Net Operating Income (NOI):	\$ 39,948	\$ 40,747	\$ 41,562	\$ 42,393	\$ 43,240	\$ 44,105	\$ 44,988	\$ 45,887	\$ 46,804	\$ 47,740	\$ 48,694
Less Loan Payment 1st Mortgage	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)
Net Cash Flow	\$ 39,942	\$ 40,741	\$ 41,556	\$ 42,387	\$ 43,234	\$ 44,099	\$ 44,982	\$ 45,881	\$ 46,798	\$ 47,734	\$ 48,689
Cash on Cash Return (Return on Equity):	5.13%	5.23%	5.34%	5.44%	5.55%	5.66%	5.77%	5.89%	6.01%	6.13%	6.25%
Principal Reduction:	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$4	\$4	\$4
Cumulative Principal Reduction:	\$3	\$5	\$8	\$11	\$14	\$17	\$21	\$24	\$28	\$31	\$35
Cash Flow Plus Principal Reduction:	\$ 39,945	\$ 40,744	\$ 41,559	\$ 42,390	\$ 43,237	\$ 44,102	\$ 44,985	\$ 45,884	\$ 46,802	\$ 47,738	\$ 48,693
Total Return Before Taxes:	5.13%	5.23%	5.34%	5.44%	5.55%	5.66%	5.78%	5.89%	6.01%	6.13%	6.25%

IRR: 5.78%