SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Industrial
Address: 3706 Hilltop Dr. Conroe, TX 77303
Age of Property (Completion Year): Built 1983
Site Area: 32,670 sq ft
Gross Building Area: 6,000 sq ft

PROPERTY INCOME

Property Annual Income: -
Property Square Footage: 32,670
Property Vacancy: 2%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: $0
Down Payment: -
Interest Rate: 4%
Amortization Period: 20 Year
Monthly Payment: $0
Annual Debt Service: $0
Debt Coverage Ratio: 0.00

PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 6.5 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: -
Property Cap Rate: 6%

10 YEAR CASH FLOW ANALYSIS

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

	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):	$	$	$	$	$	$	$	$	$	$	$
Average Rent per Square Foot:	$0.00										
Less Expenses (Growing @ 2%/yr):	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)
Net Operating Income (NOI):	$	$	$	$	$	$	$	$	$	$	$
Less Loan Payment 1st Mortgage	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)	($)
Net Cash Flow	$	$	$	$	$	$	$	$	$	$	$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cumulative Principal Reduction:	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cash Flow Plus Principal Reduction:	$	$	$	$	$	$	$	$	$	$	$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%

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