

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 40 Lansing St Aurora CO 80010
Age of Property (Completion Year): 1971
Site Area: 9,845 sq ft
Gross Building Area: 4,728 sq ft



PROPERTY INCOME

Property Annual Income: \$89,940
Property Square Footage: 9,845
Property Vacancy: -
Property Additional Income: \$3,200

LOAN & DEBT ANALYSIS

Loan Amount: \$704,963
Down Payment: \$234,988
Interest Rate: 6.5%
Amortization Period: 30 Year
Monthly Payment: \$4,456
Annual Debt Service: \$53,470
Debt Coverage Ratio: 1.29

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$24,012

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 4 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 7.48 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$939,950
Property Cap Rate: 7.35%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$89,940
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 6.66%

Income Analysis

40 Lansing St Aurora CO 80010

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 @ 4%/yr -With a % Vacancy Rate):	\$89,940	\$93,538	\$97,280	\$101,171	\$105,218	\$109,427	\$113,804	\$118,356	\$123,090	\$128,014	\$133,135
Average Rent per Square Foot:	\$9.14	\$9.50	\$9.88	\$10.28	\$10.69	\$11.12	\$11.56	\$12.02	\$12.50	\$13.00	\$13.52
Less Expenses (Growing @ 2%/yr):	(\$ 24,012)	(\$ 24,492)	(\$ 24,982)	(\$ 25,482)	(\$ 25,992)	(\$ 26,512)	(\$ 27,042)	(\$ 27,583)	(\$ 28,135)	(\$ 28,698)	(\$ 29,272)
Net Operating Income (NOI):	\$ 69,128	\$ 72,246	\$ 75,498	\$ 78,889	\$ 82,426	\$ 86,115	\$ 89,962	\$ 93,973	\$ 98,155	\$ 102,516	\$ 107,063
Less Loan Payment 1st Mortgage	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)	(\$53,470)
Net Cash Flow	\$ 12,458	\$ 15,576	\$ 18,828	\$ 22,219	\$ 25,756	\$ 29,445	\$ 33,292	\$ 37,303	\$ 41,485	\$ 45,846	\$ 50,393
Cash on Cash Return (Return on Equity):	5.30%	6.63%	8.01%	9.46%	10.96%	12.53%	14.17%	15.87%	17.65%	19.51%	21.44%
Principal Reduction:	\$7,880	\$8,407	\$8,970	\$9,571	\$10,212	\$10,896	\$11,626	\$12,404	\$13,235	\$14,121	\$15,067
Cumulative Principal Reduction:	\$7,880	\$16,287	\$25,257	\$34,828	\$45,040	\$55,936	\$67,562	\$79,966	\$93,201	\$107,323	\$122,390
Cash Flow Plus Principal Reduction:	\$ 20,338	\$ 23,983	\$ 27,798	\$ 31,790	\$ 35,968	\$ 40,341	\$ 44,918	\$ 49,707	\$ 54,720	\$ 59,967	\$ 65,460
Total Return Before Taxes:	8.65%	10.21%	11.83%	13.53%	15.31%	17.17%	19.12%	21.15%	23.29%	25.52%	27.86%

IRR: 24.61%