

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: 1.26

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$25,756

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 4 %
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: \$939,950
Property Cap Rate: 7.17%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$89,940
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 5.92%

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):	(\$ 25,756)	(\$ 26,271)	(\$ 26,796)	(\$ 27,332)	(\$ 27,879)	(\$ 28,437)	(\$ 29,006)	(\$ 29,586)	(\$ 30,178)	(\$ 30,782)	(\$ 31,398)
Net Operating Income (NOI):	\$ 67,384	\$ 70,467	\$ 73,684	\$ 77,039	\$ 80,539	\$ 84,190	\$ 87,998	\$ 91,970	\$ 96,112	\$ 100,432	\$ 104,937
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	\$ 10,714	\$ 13,797	\$ 17,014	\$ 20,369	\$ 23,869	\$ 27,520	\$ 31,328	\$ 35,300	\$ 39,442	\$ 43,762	\$ 48,267
Cash on Cash Return (Return on Equity):	4.56%	5.87%	7.24%	8.67%	10.16%	11.71%	13.33%	15.02%	16.78%	18.62%	20.54%
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:	\$ 18,594	\$ 22,204	\$ 25,984	\$ 29,940	\$ 34,081	\$ 38,416	\$ 42,954	\$ 47,704	\$ 52,677	\$ 57,883	\$ 63,334
Total Return Before Taxes:	7.91%	9.45%	11.06%	12.74%	14.50%	16.35%	18.28%	20.30%	22.42%	24.63%	26.95%

IRR: 25.55%