

## SUMMARY

**Analysis Type: Existing Property (hold)**  
**Property Type: Mixed-Use**  
**Address: 4108 R mountain road Pasadena Md 21122**

## PROPERTY INCOME

Property Annual Income: -  
Property Square Footage: -  
Property Vacancy: 2%  
Property Additional Income: -

## LOAN & DEBT ANALYSIS

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

## 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: 6.00%

## 10 YEAR CASH FLOW ANALYSIS

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

# Income Analysis

4108 R mountain road Pasadena Md 21122

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
Gross Income	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Vacancy Rate (2%)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Average Rent per Square Foot:											
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: **-50.00%** (Iterative Method)

----**0%** (Newton's Method)

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Future Value in Year 10	Cost of Sale	Loan Balance
\$0	\$0	