

## SUMMARY

**Analysis Type: Buying**

**Property Type: Multi-Family**

**Address: 4114 west N B**

**Age of Property (Completion Year): 1984**

**Gross Building Area: 14,800 sq ft**



## PROPERTY INCOME

**Property Annual Income: \$322,680**

**Property Square Footage: -**

**Property Vacancy: -**

**Property Additional Income: \$11,820**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$169,289**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$3,695,996**

**Property Cap Rate: 4.47%**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$1,653,958**

**Down Payment: \$2,042,038**

**Interest Rate: 7%**

**Amortization Period: 30 Year**

**Monthly Payment: \$11,004**

**Annual Debt Service: \$132,046**

Debt Coverage Ratio: 1.25

Number of Years: 10

Cash on Cash Return (Return on Equity): 1.62%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Effective Gross Income</b>											
-Growing @ 3%/yr	\$322,680	\$332,360	\$342,331	\$352,601	\$363,179	\$374,074	\$385,296	\$396,855	\$408,761	\$421,024	\$433,655
-With a 0% Vacancy Rate:											
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 1%/yr):</b>	(\$ 169,289)	(\$ 170,982)	(\$ 172,692)	(\$ 174,419)	(\$ 176,163)	(\$ 177,925)	(\$ 179,704)	(\$ 181,501)	(\$ 183,316)	(\$ 185,149)	(\$ 187,000)
<b>Net Operating Income (NOI):</b>	\$ 165,211	\$ 173,198	\$ 181,459	\$ 190,002	\$ 198,836	\$ 207,969	\$ 217,412	\$ 227,174	\$ 237,265	\$ 247,695	\$ 258,475
<b>Less Loan Payment 1st Mortgage</b>	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)	(\$132,046)
<b>Net Cash Flow</b>	\$ 21,345	\$ 29,332	\$ 37,593	\$ 46,136	\$ 54,970	\$ 64,103	\$ 73,546	\$ 83,308	\$ 93,399	\$ 103,829	\$ 114,609
<b>Cash on Cash Return (Return on Equity):</b>	1.05%	1.44%	1.84%	2.26%	2.69%	3.14%	3.60%	4.08%	4.57%	5.08%	5.61%
<b>Principal Reduction:</b>	\$16,801	\$18,016	\$19,318	\$20,714	\$22,212	\$23,818	\$25,539	\$27,386	\$29,365	\$31,488	\$33,764
<b>Cumulative Principal Reduction:</b>	\$16,801	\$34,817	\$54,135	\$74,849	\$97,061	\$120,879	\$146,418	\$173,804	\$203,169	\$234,657	\$268,422
<b>Cash Flow Plus Principal Reduction:</b>	\$ 38,146	\$ 47,348	\$ 56,911	\$ 66,850	\$ 77,182	\$ 87,921	\$ 99,085	\$ 110,694	\$ 122,764	\$ 135,317	\$ 148,373
<b>Total Return Before Taxes:</b>	1.87%	2.32%	2.79%	3.27%	3.78%	4.31%	4.85%	5.42%	6.01%	6.63%	7.27%

IRR: 8.44%

# Income Analysis

4114 west N B

Report courtesy of Buy It, Rent It, Profit