Income Analysis

4470 E Broad St Columbus OH 43213

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 4470 E Broad St Columbus OH 43213
Age of Property (Completion Year): 1954

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

Triple Net Lease (NNN)
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): -

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	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)

----% (Newton's Method)

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

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