

## SUMMARY

**Analysis Type: Buying**

**Property Type: Office**

**Address: 4725 nw 7 street #107-3 Miami, FL 33126**

## PROPERTY INCOME

Property Annual Income: \$26,400

Property Square Footage: -

Property Vacancy: 2%

Property Additional Income: -

## LOAN & DEBT ANALYSIS

Loan Amount: \$202,387

Down Payment: \$86,737

Interest Rate: 7%

Amortization Period: 30 Year

Monthly Payment: \$1,346

Annual Debt Service: \$16,158

Debt Coverage Ratio: 1.18

## PROPERTY EXPENSES

Gross Lease

Property Annual Expenses: \$6,732

## CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 6.31 %

Cost of Sale: 5%

Number of Years: 10

## PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$289,124

Property Cap Rate: 6.62%

## 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$26,400

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): 3.44%

# Income Analysis

4725 nw 7 street #107-3 Miami, FL 33126

Report courtesy of FWD Coaching

	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 @ 2%/yr -With a 2% Vacancy Rate):	\$25,872	\$26,389	\$26,918	\$27,456	\$28,004	\$28,565	\$29,136	\$29,719	\$30,314	\$30,921	\$31,539
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 6,732)	(\$ 6,867)	(\$ 7,004)	(\$ 7,144)	(\$ 7,287)	(\$ 7,433)	(\$ 7,582)	(\$ 7,734)	(\$ 7,889)	(\$ 8,047)	(\$ 8,208)
<b>Net Operating Income (NOI):</b>	\$ 19,140	\$ 19,522	\$ 19,914	\$ 20,312	\$ 20,717	\$ 21,132	\$ 21,554	\$ 21,985	\$ 22,425	\$ 22,874	\$ 23,331
<b>Less Loan Payment 1st Mortgage</b>	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)	(\$16,158)
<b>Net Cash Flow</b>	\$ 2,982	\$ 3,365	\$ 3,756	\$ 4,154	\$ 4,560	\$ 4,974	\$ 5,397	\$ 5,828	\$ 6,268	\$ 6,716	\$ 7,174
<b>Cash on Cash Return (Return on Equity):</b>	3.44%	3.88%	4.33%	4.79%	5.26%	5.73%	6.22%	6.72%	7.23%	7.74%	8.27%
<b>Principal Reduction:</b>	\$2,056	\$2,204	\$2,364	\$2,535	\$2,718	\$2,914	\$3,125	\$3,351	\$3,593	\$3,853	\$4,132
<b>Cumulative Principal Reduction:</b>	\$2,056	\$4,260	\$6,624	\$9,159	\$11,877	\$14,791	\$17,917	\$21,268	\$24,861	\$28,714	\$32,846
<b>Cash Flow Plus Principal Reduction:</b>	\$ 5,038	\$ 5,569	\$ 6,120	\$ 6,689	\$ 7,278	\$ 7,888	\$ 8,522	\$ 9,179	\$ 9,861	\$ 10,569	\$ 11,306
<b>Total Return Before Taxes:</b>	5.81%	6.42%	7.06%	7.71%	8.39%	9.09%	9.83%	10.58%	11.37%	12.19%	13.03%

IRR: 13.57%