# Income Analysis

## 501513 Woodlawn St

Report courtesy of Ola van Zyl

## SUMMARY

**Analysis Type:** Selling
**Property Type:** Retail
**Address:** 501513 Woodlawn St
**Site Area:** 22,220 sq ft

## PROPERTY INCOME

Property Annual Income: $73,000
Property Square Footage: 22,220
Property Vacancy: -
Property Additional Income: -

## LOAN & DEBT ANALYSIS

Loan Amount: $787,500
Down Payment: $262,500
Interest Rate: 6.5%
Amortization Period: 30 Year
Monthly Payment: $4,978
Annual Debt Service: $59,730
Debt Coverage Ratio: 1.05

## PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: $10,000

## 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: $1,050,000
Property Cap Rate: 6.00%

## 10 YEAR CASH FLOW ANALYSIS

Potential Income: $73,000
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 1.25%

Ola van Zyl

SC|NC Broker • •

843-666-5250
ola@dreamteamunited.com

# Income Analysis

## 501513 Woodlawn St

Report courtesy of Ola van Zyl

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Gross Income | $73,000 | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| Vacancy Rate | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ | $ |
| Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate): | $73,000 | $74,460 | $75,949 | $77,468 | $79,017 | $80,597 | $82,209 | $83,853 | $85,530 | $87,241 | $88,986 |
| Average Rent per Square Foot: | $3.29 | $3.35 | $3.42 | $3.49 | $3.56 | $3.63 | $3.70 | $3.77 | $3.85 | $3.93 | $4.01 |
| Less Expenses (Growing @ 2%/yr): | ($ 10,000) | ($ 10,200) | ($ 10,404) | ($ 10,612) | ($ 10,824) | ($ 11,040) | ($ 11,261) | ($ 11,486) | ($ 11,716) | ($ 11,950) | ($ 12,189) |
| Net Operating Income (NOI): | $ 63,000 | $ 64,260 | $ 65,545 | $ 66,856 | $ 68,193 | $ 69,557 | $ 70,948 | $ 72,367 | $ 73,814 | $ 75,291 | $ 76,797 |
| Less Loan Payment 1st Mortgage | ($59,730) | ($59,730) | ($59,730) | ($59,730) | ($59,730) | ($59,730) | ($59,730) | ($59,730) | ($59,730) | ($59,730) | ($59,730) |
| Net Cash Flow | $ 3,270 | $ 4,530 | $ 5,815 | $ 7,126 | $ 8,463 | $ 9,827 | $ 11,218 | $ 12,637 | $ 14,084 | $ 15,561 | $ 17,067 |
| Cash on Cash Return (Return on Equity): | 1.25% | 1.73% | 2.22% | 2.71% | 3.22% | 3.74% | 4.27% | 4.81% | 5.37% | 5.93% | 6.50% |
| Principal Reduction: | $8,802 | $9,392 | $10,021 | $10,692 | $11,408 | $12,172 | $12,987 | $13,857 | $14,785 | $15,775 | $16,831 |
| Cumulative Principal Reduction: | $8,802 | $18,194 | $28,214 | $38,906 | $50,314 | $62,485 | $75,472 | $89,329 | $104,113 | $119,888 | $136,719 |
| Cash Flow Plus Principal Reduction: | $ 12,072 | $ 13,922 | $ 15,836 | $ 17,818 | $ 19,871 | $ 21,999 | $ 24,205 | $ 26,494 | $ 28,869 | $ 31,336 | $ 33,898 |
| Total Return Before Taxes: | 4.60% | 5.30% | 6.03% | 6.79% | 7.57% | 8.38% | 9.22% | 10.09% | 11.00% | 11.94% | 12.91% |

IRR: 9.35% (Iterative Method)

8.83% (Newton's Method)

Ola van Zyl

SC|NC Broker • •

843-666-5250
ola@dreamteamunited.com

| Future Value in Year 10 | Cost of Sale | Loan Balance |
|---|---|---|
| $1,181,492 | $23,630 | $667,612 |


Ola van Zyl

SC|NC Broker • •

843-666-5250
ola@dreamteamunited.com