

SUMMARY

Analysis Type: Buying

Property Type: Office

Address: 5050 NW 7 Street #406

Age of Property (Completion Year): 1973

PROPERTY INCOME

Property Annual Income: \$25,200

Property Square Footage: -

Property Vacancy: 2%

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$160,930

Down Payment: \$68,970

Interest Rate: 7.25%

Amortization Period: 30 Year

Monthly Payment: \$1,098

Annual Debt Service: \$13,174

Debt Coverage Ratio: 0.99

PROPERTY EXPENSES

Gross Lease

Property Annual Expenses: \$11,676

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 6.16 %

Cost of Sale: 5%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$229,900

Property Cap Rate: 5.66%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$25,200

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): -0.22%

Income Analysis

5050 NW 7 Street #406

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
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$24,696	\$25,190	\$25,694	\$26,207	\$26,731	\$27,267	\$27,811	\$28,368	\$28,935	\$29,515	\$30,105
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 11,676)	(\$ 11,910)	(\$ 12,148)	(\$ 12,391)	(\$ 12,639)	(\$ 12,892)	(\$ 13,150)	(\$ 13,413)	(\$ 13,681)	(\$ 13,955)	(\$ 14,234)
Net Operating Income (NOI):	\$ 13,020	\$ 13,280	\$ 13,546	\$ 13,816	\$ 14,092	\$ 14,375	\$ 14,661	\$ 14,955	\$ 15,254	\$ 15,560	\$ 15,871
Less Loan Payment 1st Mortgage	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)	(\$13,174)
Net Cash Flow	\$ -154	\$ 106	\$ 372	\$ 642	\$ 919	\$ 1,201	\$ 1,488	\$ 1,781	\$ 2,081	\$ 2,386	\$ 2,697
Cash on Cash Return (Return on Equity):	-0.22%	0.15%	0.54%	0.93%	1.33%	1.74%	2.16%	2.58%	3.02%	3.46%	3.91%
Principal Reduction:	\$1,558	\$1,674	\$1,800	\$1,935	\$2,080	\$2,236	\$2,403	\$2,583	\$2,777	\$2,985	\$3,209
Cumulative Principal Reduction:	\$1,558	\$3,232	\$5,032	\$6,966	\$9,046	\$11,282	\$13,685	\$16,269	\$19,046	\$22,031	\$25,240
Cash Flow Plus Principal Reduction:	\$ 1,404	\$ 1,780	\$ 2,172	\$ 2,577	\$ 2,999	\$ 3,437	\$ 3,891	\$ 4,364	\$ 4,858	\$ 5,371	\$ 5,906
Total Return Before Taxes:	2.04%	2.58%	3.15%	3.74%	4.35%	4.98%	5.64%	6.33%	7.04%	7.79%	8.56%

IRR: 16.46%