

SUMMARY

Analysis Type: Selling

Property Type: Industrial

Address: 5266 N Highway Dr Tucson AZ 85705

Age of Property (Completion Year): 1963

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

Gross Lease

Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 5.5 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: -

Property Cap Rate: 5%

10 YEAR CASH FLOW ANALYSIS

Potential Income: -

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): -

Income Analysis

5266 N Highway Dr Tucson AZ 85705

Report courtesy of Troy Muljat

| | 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): | | | | | | | | | | | |
| 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: 0.00%