

SUMMARY

Analysis Type: Buying

Property Type: Office

Address: 530 E Herndon Ave

Age of Property (Completion Year): 2006

Site Area: 13,052 sq ft

Gross Building Area: 13,052 sq ft

PROPERTY INCOME

Property Annual Income: \$302,976

Property Square Footage: 13,052

Property Vacancy: -

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$2,140,394

Down Payment: \$713,465

Interest Rate: 6%

Amortization Period: 25 Year

Monthly Payment: \$13,791

Annual Debt Service: \$165,487

Debt Coverage Ratio: 1.83

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 3 %

Annual Expense Growth Rate: 3 %

Cap Rate at Sale: 5.5 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$2,853,859

Property Cap Rate: 10.62%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$302,976

Vacancy Rate: -

Cash on Cash Return (Return on Equity): 19.27%

Income Analysis

530 E Herndon Ave

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 @ 3%/yr -With a 0% Vacancy Rate:	\$302,976	\$312,065	\$321,427	\$331,070	\$341,002	\$351,232	\$361,769	\$372,622	\$383,801	\$395,315	\$407,174
Average Rent per Square Foot:	\$23.21	\$23.91	\$24.63	\$25.37	\$26.13	\$26.91	\$27.72	\$28.55	\$29.41	\$30.29	\$31.20
Less Expenses (Growing @ 3%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)	(\$165,487)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$38,100	\$40,450	\$42,945	\$45,593	\$48,405	\$51,391	\$54,561	\$57,926	\$61,499	\$65,292	\$69,319
Cumulative Principal Reduction:	\$38,100	\$78,550	\$121,494	\$167,088	\$215,493	\$266,884	\$321,445	\$379,371	\$440,869	\$506,161	\$575,480
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%