

SUMMARY

Analysis Type: Existing Property (hold)

Property Type: Retail

Address: 601 S Prairie Ave, Inglewood, CA 90301

Site Area: 22,000 sq ft

PROPERTY INCOME

Property Annual Income: -

Property Square Footage: 22,000

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

Triple Net Lease (NNN)

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

601 S Prairie Ave, Inglewood, CA 90301

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:	\$0.00										
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%