

## SUMMARY

**Analysis Type: Existing Property (hold)**  
**Property Type: Retail**  
**Address: 700 N Pinal Parkway Ave Florence AZ 85132**  
**Age of Property (Completion Year): 1995**  
**Site Area: 17,078 sq ft**  
**Gross Building Area: 1,632 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$54,000**  
**Property Square Footage: 17,078**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: -**  
**Down Payment: \$384,000**  
**Interest Rate: -**  
**Amortization Period: -**  
**Monthly Payment: -**  
**Annual Debt Service: -**  
**Debt Coverage Ratio: -**

## PROPERTY EXPENSES

**Gross Lease**  
**Property Annual Expenses: \$6,000**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 8 %**  
**Cost of Sale: 2%**  
**Number of Years: 5**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$384,000**  
**Property Cap Rate: 12.5%**

## 5 YEAR CASH FLOW ANALYSIS

**Potential Income: \$54,000**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): 12.50%**

# Income Analysis

700 N Pinal Parkway Ave Florence AZ 85132

Report courtesy of Troy Muljat

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 0% Vacancy Rate):	\$54,000	\$55,080	\$56,182	\$57,306	\$58,452	\$59,621
<b>Average Rent per Square Foot:</b>	\$3.16	\$3.23	\$3.29	\$3.36	\$3.43	\$3.50
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 6,000)	(\$ 6,120)	(\$ 6,242)	(\$ 6,367)	(\$ 6,494)	(\$ 6,624)
<b>Net Operating Income (NOI):</b>	\$ 48,000	\$ 48,960	\$ 49,940	\$ 50,939	\$ 51,958	\$ 52,997
<b>Less Loan Payment 1st Mortgage</b>	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>Net Cash Flow</b>	\$	\$	\$	\$	\$	\$
<b>Cash on Cash Return (Return on Equity):</b>	%	%	%	%	%	%
<b>Principal Reduction:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Cumulative Principal Reduction:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow Plus Principal Reduction:</b>	\$	\$	\$	\$	\$	\$
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%

IRR: 12.77%