

SUMMARY

Analysis Type: Existing Property (hold)

Property Type: Mixed-Use

Address: 7001 NW 15TH AVE MIAMI, FL 33147

Age of Property (Completion Year): 1958

Site Area: 20,648 sq ft

Gross Building Area: 17,600 sq ft

PROPERTY INCOME

Property Annual Income: \$660,000

Property Square Footage: 20,648

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: \$220,882

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 8.11 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$5,600,000

Property Cap Rate: 7.61%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$660,000

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): -

Income Analysis

7001 NW 15TH AVE MIAMI, FL 33147

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):	\$646,800	\$659,736	\$672,931	\$686,389	\$700,117	\$714,119	\$728,402	\$742,969	\$757,829	\$772,986	\$788,445
Average Rent per Square Foot:	\$31.33	\$31.95	\$32.59	\$33.24	\$33.90	\$34.58	\$35.27	\$35.98	\$36.70	\$37.43	\$38.18
Less Expenses (Growing @ 2%/yr):	(\$ 220,882)	(\$ 225,300)	(\$ 229,806)	(\$ 234,402)	(\$ 239,090)	(\$ 243,872)	(\$ 248,749)	(\$ 253,724)	(\$ 258,798)	(\$ 263,974)	(\$ 269,253)
Net Operating Income (NOI):	\$ 425,918	\$ 434,436	\$ 443,125	\$ 451,987	\$ 461,027	\$ 470,247	\$ 479,653	\$ 489,245	\$ 499,031	\$ 509,012	\$ 519,192
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: -424.13%