

SUMMARY

Analysis Type: Buying

Property Type: Office

Address: 7851 sw 152 avenue #401-4

Age of Property (Completion Year): 1992

PROPERTY INCOME

Property Annual Income: \$28,800

Property Square Footage: -

Property Vacancy: 2%

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$171,500

Down Payment: \$73,500

Interest Rate: 7.5%

Amortization Period: 30 Year

Monthly Payment: \$1,199

Annual Debt Service: \$14,390

Debt Coverage Ratio: 1.32

PROPERTY EXPENSES

Gross Lease

Property Annual Expenses: \$9,216

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 8.26 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$245,000

Property Cap Rate: 7.76%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$28,800

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): 6.28%

Income Analysis

7851 sw 152 avenue #401-4

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:	\$28,224	\$28,788	\$29,365	\$29,952	\$30,551	\$31,161	\$31,784	\$32,420	\$33,069	\$33,731	\$34,405
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 9,216)	(\$ 9,400)	(\$ 9,588)	(\$ 9,780)	(\$ 9,976)	(\$ 10,176)	(\$ 10,380)	(\$ 10,588)	(\$ 10,800)	(\$ 11,016)	(\$ 11,236)
Net Operating Income (NOI):	\$ 19,008	\$ 19,388	\$ 19,777	\$ 20,172	\$ 20,575	\$ 20,985	\$ 21,404	\$ 21,832	\$ 22,269	\$ 22,715	\$ 23,169
Less Loan Payment 1st Mortgage	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)	(\$14,390)
Net Cash Flow	\$ 4,618	\$ 4,999	\$ 5,387	\$ 5,782	\$ 6,185	\$ 6,595	\$ 7,015	\$ 7,443	\$ 7,879	\$ 8,325	\$ 8,779
Cash on Cash Return (Return on Equity):	6.28%	6.80%	7.33%	7.87%	8.41%	8.97%	9.54%	10.13%	10.72%	11.33%	11.94%
Principal Reduction:	\$1,581	\$1,704	\$1,836	\$1,978	\$2,132	\$2,298	\$2,476	\$2,668	\$2,875	\$3,099	\$3,339
Cumulative Principal Reduction:	\$1,581	\$3,285	\$5,121	\$7,099	\$9,231	\$11,529	\$14,005	\$16,673	\$19,548	\$22,647	\$25,986
Cash Flow Plus Principal Reduction:	\$ 6,199	\$ 6,703	\$ 7,223	\$ 7,760	\$ 8,317	\$ 8,893	\$ 9,491	\$ 10,111	\$ 10,754	\$ 11,424	\$ 12,118
Total Return Before Taxes:	8.43%	9.12%	9.83%	10.56%	11.32%	12.10%	12.91%	13.76%	14.63%	15.54%	16.49%

IRR: 13.72%