Income Analysis

813 Elliott Rd

Report courtesy of Ola van Zyl

SUMMARY

Analysis Type: Buying
Property Type: Office
Address: 813 Elliott Rd

PROPERTY INCOME

Property Annual Income: $67,131
Property Square Footage: -
Property Vacancy: -
Property Additional Income: $10,242

LOAN & DEBT ANALYSIS

Loan Amount: $573,094
Down Payment: $191,031
Interest Rate: 8%
Amortization Period: 20 Year
Monthly Payment: $4,794
Annual Debt Service: $57,523
Debt Coverage Ratio: 1.06

PROPERTY EXPENSES

Gross Lease
Property Annual Expenses: $16,243

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: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: $764,125
Property Cap Rate: 8.00%

10 YEAR CASH FLOW ANALYSIS

Potential Income: $67,131
Vacancy Rate: -
Cash on Cash Return (Return on Equity): 1.89%

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CRE CALCULATOR

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Income	$67,131	$	$	$	$	$	$	$	$	$	$
Vacancy Rate	$	$	$	$	$	$	$	$	$	$	$
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	$67,131	$68,474	$69,843	$71,240	$72,665	$74,118	$75,600	$77,112	$78,654	$80,227	$81,832
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	($ 16,243)	($ 16,568)	($ 16,899)	($ 17,237)	($ 17,582)	($ 17,934)	($ 18,293)	($ 18,659)	($ 19,032)	($ 19,413)	($ 19,801)
Net Operating Income (NOI):	$ 61,130	$ 62,148	$ 63,186	$ 64,245	$ 65,325	$ 66,426	$ 67,549	$ 68,695	$ 69,864	$ 71,056	$ 72,273
Less Loan Payment 1st Mortgage	($57,523)	($57,523)	($57,523)	($57,523)	($57,523)	($57,523)	($57,523)	($57,523)	($57,523)	($57,523)	($57,523)
Net Cash Flow	$ -6,635	$ -5,617	$ -4,579	$ -3,520	$ -2,440	$ -1,339	$ -216	$ 930	$ 2,099	$ 3,291	$ 4,508
Cash on Cash Return (Return on Equity):	-3.47%	-2.94%	-2.40%	-1.84%	-1.28%	-0.70%	-0.11%	0.49%	1.10%	1.72%	2.36%
Principal Reduction:	$12,113	$13,119	$14,208	$15,387	$16,664	$18,047	$19,545	$21,167	$22,924	$24,827	$26,887
Cumulative Principal Reduction:	$12,113	$25,232	$39,440	$54,826	$71,490	$89,537	$109,082	$130,249	$153,173	$177,999	$204,886
Cash Flow Plus Principal Reduction:	$ 5,478	$ 7,502	$ 9,629	$ 11,867	$ 14,224	$ 16,708	$ 19,329	$ 22,097	$ 25,023	$ 28,118	$ 31,395
Total Return Before Taxes:	2.87%	3.93%	5.04%	6.21%	7.45%	8.75%	10.12%	11.57%	13.10%	14.72%	16.43%

IRR: 9.37% (Iterative Method)

8.54% (Newton's Method)

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Future Value in Year 10	Cost of Sale	Loan Balance
$903,413	$18,068	$395,094

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