

## SUMMARY

**Analysis Type: Buying**

**Property Type: Retail**

**Address: 816818 Main St Hopewell Jct NY 12533**

**Age of Property (Completion Year): 1965**

**Site Area: 22,215 sq ft**

**Gross Building Area: 6,060 sq ft**

## PROPERTY INCOME

Property Annual Income: \$62,400

Property Square Footage: 22,215

Property Vacancy: 2%

Property Additional Income: -

## LOAN & DEBT ANALYSIS

Loan Amount: \$740,000

Down Payment: -

Interest Rate: 6.5%

Amortization Period: 30 Year

Monthly Payment: \$4,677

Annual Debt Service: \$56,128

Debt Coverage Ratio: 0.56

## PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$30,000

## CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 4.71 %

Cost of Sale: 2%

Number of Years: 10

## PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$740,000

Property Cap Rate: 4.21%

## 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$62,400

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): -

# Income Analysis

816818 Main St Hopewell Jct NY 12533

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
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 2% Vacancy Rate:	\$61,152	\$62,375	\$63,623	\$64,895	\$66,192	\$67,516	\$68,867	\$70,243	\$71,649	\$73,082	\$74,543
<b>Average Rent per Square Foot:</b>	\$2.75	\$2.81	\$2.87	\$2.93	\$2.99	\$3.05	\$3.11	\$3.17	\$3.23	\$3.29	\$3.36
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 30,000)	(\$ 30,600)	(\$ 31,212)	(\$ 31,836)	(\$ 32,473)	(\$ 33,122)	(\$ 33,784)	(\$ 34,460)	(\$ 35,149)	(\$ 35,852)	(\$ 36,569)
<b>Net Operating Income (NOI):</b>	\$ 31,152	\$ 31,775	\$ 32,411	\$ 33,059	\$ 33,719	\$ 34,394	\$ 35,083	\$ 35,783	\$ 36,500	\$ 37,230	\$ 37,974
<b>Less Loan Payment 1st Mortgage</b>	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)	(\$56,128)
<b>Net Cash Flow</b>	\$ -24,976	\$ -24,353	\$ -23,717	\$ -23,069	\$ -22,409	\$ -21,734	\$ -21,045	\$ -20,344	\$ -19,628	\$ -18,898	\$ -18,154
<b>Cash on Cash Return (Return on Equity):</b>	%	%	%	%	%	%	%	%	%	%	%
<b>Principal Reduction:</b>	\$8,271	\$8,825	\$9,416	\$10,047	\$10,720	\$11,438	\$12,204	\$13,021	\$13,893	\$14,823	\$15,816
<b>Cumulative Principal Reduction:</b>	\$8,271	\$17,096	\$26,512	\$36,559	\$47,279	\$58,716	\$70,920	\$83,941	\$97,833	\$112,657	\$128,473
<b>Cash Flow Plus Principal Reduction:</b>	\$ 8,247	\$ 8,801	\$ 9,393	\$ 10,024	\$ 10,698	\$ 11,417	\$ 12,183	\$ 13,001	\$ 13,874	\$ 14,805	\$ 15,798
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: -329.40%