

SUMMARY

Analysis Type: Buying**Property Type: Office****Address: 822 Cantwell St Charlotte NC 28208**

PROPERTY INCOME

Property Annual Income: \$18,000**Property Square Footage: -****Property Vacancy: -****Property Additional Income: -**

LOAN & DEBT ANALYSIS

Loan Amount: \$135,000**Down Payment: \$45,000****Interest Rate: 7.5%****Amortization Period: 30 Year****Monthly Payment: \$944****Annual Debt Service: \$11,327****Debt Coverage Ratio: 1.19**

PROPERTY EXPENSES

Gross Lease**Property Annual Expenses: \$4,500**

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %**Annual Expense Growth Rate: 2 %****Cap Rate at Sale: 7.05 %****Cost of Sale: 2%****Number of Years: 5**

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$180,000**Property Cap Rate: 7.5%**

5 YEAR CASH FLOW ANALYSIS

Potential Income: \$18,000**Vacancy Rate: -****Cash on Cash Return (Return on Equity): 4.83%**

Income Analysis

822 Cantwell St Charlotte NC 28208

Report courtesy of Ola van Zyl

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Income	\$18,000	\$	\$	\$	\$	\$
Vacancy Rate	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484	\$19,874
Average Rent per Square Foot:						
Less Expenses (Growing @ 2%/yr):	(\$ 4,500)	(\$ 4,590)	(\$ 4,682)	(\$ 4,776)	(\$ 4,872)	(\$ 4,969)
Net Operating Income (NOI):	\$ 13,500	\$ 13,770	\$ 14,045	\$ 14,326	\$ 14,612	\$ 14,905
Less Loan Payment 1st Mortgage	(\$11,327)	(\$11,327)	(\$11,327)	(\$11,327)	(\$11,327)	(\$11,327)
Net Cash Flow	\$ 2,173	\$ 2,443	\$ 2,718	\$ 2,999	\$ 3,285	\$ 3,578
Cash on Cash Return (Return on Equity):	4.83%	5.43%	6.04%	6.66%	7.30%	7.95%
Principal Reduction:	\$1,245	\$1,341	\$1,445	\$1,557	\$1,678	\$1,809
Cumulative Principal Reduction:	\$1,245	\$2,586	\$4,031	\$5,588	\$7,266	\$9,075
Cash Flow Plus Principal Reduction:	\$ 3,418	\$ 3,784	\$ 4,163	\$ 4,556	\$ 4,963	\$ 5,387
Total Return Before Taxes:	7.60%	8.41%	9.25%	10.12%	11.03%	11.97%

IRR: 17.71%

Future Value in Year 5	Cost of Sale	Loan Balance
\$50,752	\$1,015	\$117,173