

SUMMARY

Analysis Type: Buying

Property Type: Industrial

Address: 847-905 SE 9th Ter

Age of Property (Completion Year): 1979

Site Area: 82,328 sq ft

Gross Building Area: 50,000 sq ft

PROPERTY INCOME

Property Annual Income: \$604,650

Property Square Footage: 82,328

Property Vacancy: -

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$5,220,000

Down Payment: \$3,480,000

Interest Rate: 7%

Amortization Period: 20 Year

Monthly Payment: \$40,471

Annual Debt Service: \$485,647

Debt Coverage Ratio: 1.25

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 3 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 7.45 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$8,700,000

Property Cap Rate: 6.95%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$604,650

Vacancy Rate: -

Cash on Cash Return (Return on Equity): 3.42%

Income Analysis

847-905 SE 9th Ter

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
Effective Gross Income -Growing @ 3%/yr -With a % Vacancy Rate):	\$604,650	\$622,790	\$641,474	\$660,718	\$680,540	\$700,956	\$721,985	\$743,645	\$765,954	\$788,933	\$812,601
Average Rent per Square Foot:	\$7.34	\$7.56	\$7.79	\$8.02	\$8.26	\$8.51	\$8.77	\$9.03	\$9.30	\$9.58	\$9.87
Less Expenses (Growing @ 2%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)	(\$485,647)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$124,181	\$133,158	\$142,784	\$153,106	\$164,174	\$176,042	\$188,769	\$202,415	\$217,047	\$232,738	\$249,562
Cumulative Principal Reduction:	\$124,181	\$257,339	\$400,124	\$553,230	\$717,404	\$893,447	\$1,082,215	\$1,284,630	\$1,501,677	\$1,734,414	\$1,983,977
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%