

SUMMARY

Analysis Type: Selling

Property Type: Retail

Address: 856 Tiogue Building w Tenant 4yr remaining

Age of Property (Completion Year): 1956

Site Area: 18,731 sq ft

Gross Building Area: 3,692 sq ft

PROPERTY INCOME

Property Annual Income: \$45,000

Property Square Footage: 18,731

Property Vacancy: 2%

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: -

Down Payment: -

Interest Rate: 4%

Amortization Period: 20 Year

Monthly Payment: -

Annual Debt Service: -

Debt Coverage Ratio: -

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$14,652

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 5.5 %

Cost of Sale: 2%

Number of Years: 4

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$588,960

Property Cap Rate: 5%

4 YEAR CASH FLOW ANALYSIS

Potential Income: \$45,000

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): -

Income Analysis

856 Tiogue Building w Tenant 4yr remaining

Report courtesy of FWD Coaching

	Year 1	Year 2	Year 3	Year 4	Year 5
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate:	\$44,100	\$44,982	\$45,882	\$46,799	\$47,735
Average Rent per Square Foot:	\$2.35	\$2.40	\$2.45	\$2.50	\$2.55
Less Expenses (Growing @ 2%/yr):	(\$ 14,652)	(\$ 14,945)	(\$ 15,244)	(\$ 15,549)	(\$ 15,860)
Net Operating Income (NOI):	\$ 29,448	\$ 30,037	\$ 30,638	\$ 31,250	\$ 31,875
Less Loan Payment 1st Mortgage	(\$)	(\$)	(\$)	(\$)	(\$)
Net Cash Flow	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%
Principal Reduction:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cumulative Principal Reduction:	\$0	\$0	\$0	\$0	\$0
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%

IRR: -500.00%