

### SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 900 North St Logansport IN 18 Unit Pro Forma**

### PROPERTY INCOME

**Property Annual Income: \$162,000**  
**Property Square Footage: -**  
**Property Vacancy: 2%**  
**Property Additional Income: \$1,200**

### LOAN & DEBT ANALYSIS

**Loan Amount: \$840,000**  
**Down Payment: \$360,000**  
**Interest Rate: 7.5%**  
**Amortization Period: 20 Year**  
**Monthly Payment: \$6,767**  
**Annual Debt Service: \$81,204**  
**Debt Coverage Ratio: 1.28**

### PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$55,618**

### CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 8 %**  
**Cost of Sale: 7%**  
**Number of Years: 10**

### PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$1,200,000**  
**Property Cap Rate: 8.7%**

### 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$162,000**  
**Vacancy Rate: 2%**  
**Cash on Cash Return (Return on Equity): 6.43%**

# Income Analysis

## 900 North St Logansport IN 18 Unit Pro Forma

Report courtesy of FWD Coaching

	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):	\$158,760	\$161,935	\$165,174	\$168,478	\$171,847	\$175,284	\$178,789	\$182,365	\$186,013	\$189,733	\$193,527
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 55,618)	(\$ 56,730)	(\$ 57,865)	(\$ 59,022)	(\$ 60,202)	(\$ 61,406)	(\$ 62,634)	(\$ 63,887)	(\$ 65,165)	(\$ 66,468)	(\$ 67,797)
<b>Net Operating Income (NOI):</b>	\$ 104,342	\$ 106,405	\$ 108,509	\$ 110,656	\$ 112,845	\$ 115,078	\$ 117,355	\$ 119,678	\$ 122,048	\$ 124,465	\$ 126,930
<b>Less Loan Payment 1st Mortgage</b>	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)	(\$81,204)
<b>Net Cash Flow</b>	\$ 21,938	\$ 24,001	\$ 26,105	\$ 28,252	\$ 30,441	\$ 32,674	\$ 34,951	\$ 37,274	\$ 39,644	\$ 42,061	\$ 44,527
<b>Cash on Cash Return (Return on Equity):</b>	6.09%	6.67%	7.25%	7.85%	8.46%	9.08%	9.71%	10.35%	11.01%	11.68%	12.37%
<b>Principal Reduction:</b>	\$18,843	\$20,306	\$21,882	\$23,581	\$25,411	\$27,384	\$29,510	\$31,801	\$34,270	\$36,930	\$39,797
<b>Cumulative Principal Reduction:</b>	\$18,843	\$39,148	\$61,030	\$84,611	\$110,022	\$137,406	\$166,916	\$198,717	\$232,987	\$269,917	\$309,714
<b>Cash Flow Plus Principal Reduction:</b>	\$ 40,781	\$ 44,307	\$ 47,987	\$ 51,833	\$ 55,852	\$ 60,058	\$ 64,461	\$ 69,075	\$ 73,914	\$ 78,991	\$ 84,324
<b>Total Return Before Taxes:</b>	11.33%	12.31%	13.33%	14.40%	15.51%	16.68%	17.91%	19.19%	20.53%	21.94%	23.42%

IRR: 20.72%