

### 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: \$720,000**  
**Down Payment: \$480,000**  
**Interest Rate: 7.5%**  
**Amortization Period: 20 Year**  
**Monthly Payment: \$5,800**  
**Annual Debt Service: \$69,603**  
**Debt Coverage Ratio: 1.44**

### PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$59,984**

### 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: 8.33%**

### 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$162,000**  
**Vacancy Rate: 2%**  
**Cash on Cash Return (Return on Equity): 6.33%**

# 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>	(\$ 59,984)	(\$ 61,184)	(\$ 62,408)	(\$ 63,656)	(\$ 64,929)	(\$ 66,228)	(\$ 67,553)	(\$ 68,904)	(\$ 70,282)	(\$ 71,688)	(\$ 73,122)
<b>Net Operating Income (NOI):</b>	\$ 99,976	\$ 101,951	\$ 103,966	\$ 106,022	\$ 108,118	\$ 110,256	\$ 112,436	\$ 114,661	\$ 116,931	\$ 119,245	\$ 121,605
<b>Less Loan Payment 1st Mortgage</b>	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)	(\$69,603)
<b>Net Cash Flow</b>	\$ 29,172	\$ 31,148	\$ 33,163	\$ 35,218	\$ 37,315	\$ 39,453	\$ 41,633	\$ 43,858	\$ 46,128	\$ 48,442	\$ 50,802
<b>Cash on Cash Return (Return on Equity):</b>	6.08%	6.49%	6.91%	7.34%	7.77%	8.22%	8.67%	9.14%	9.61%	10.09%	10.58%
<b>Principal Reduction:</b>	\$16,151	\$17,405	\$18,756	\$20,212	\$21,781	\$23,472	\$25,294	\$27,258	\$29,374	\$31,654	\$34,112
<b>Cumulative Principal Reduction:</b>	\$16,151	\$33,556	\$52,312	\$72,524	\$94,305	\$117,777	\$143,071	\$170,329	\$199,703	\$231,358	\$265,470
<b>Cash Flow Plus Principal Reduction:</b>	\$ 45,323	\$ 48,553	\$ 51,919	\$ 55,430	\$ 59,096	\$ 62,925	\$ 66,927	\$ 71,116	\$ 75,502	\$ 80,096	\$ 84,914
<b>Total Return Before Taxes:</b>	9.44%	10.12%	10.82%	11.55%	12.31%	13.11%	13.94%	14.82%	15.73%	16.69%	17.69%

IRR: 16.99%