

SUMMARY

Analysis Type: Buying
Property Type: Mixed-Use
Address: 98 Spencer Street Bunbury Western Australia
Age of Property (Completion Year): 1986
Site Area: 273 sq ft
Gross Building Area: 178 sq ft

PROPERTY INCOME

Property Annual Income: \$40,000
Property Square Footage: 273
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

Gross Lease
Property Annual Expenses: \$15,000

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 5 %
Cap Rate at Sale: 5.5 %
Cost of Sale: 2%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$484,000
Property Cap Rate: 5%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$40,000
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): -

Income Analysis

98 Spencer Street Bunbury Western Australia

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 @ 2%/yr -With a 2% Vacancy Rate:	\$39,200	\$39,984	\$40,784	\$41,599	\$42,431	\$43,280	\$44,145	\$45,028	\$45,929	\$46,847	\$47,784
Average Rent per Square Foot:	\$143.59	\$146.46	\$149.39	\$152.38	\$155.43	\$158.54	\$161.71	\$164.94	\$168.24	\$171.60	\$175.03
Less Expenses (Growing @ 5%/yr):	(\$ 15,000)	(\$ 15,750)	(\$ 16,538)	(\$ 17,365)	(\$ 18,233)	(\$ 19,145)	(\$ 20,102)	(\$ 21,107)	(\$ 22,162)	(\$ 23,270)	(\$ 24,434)
Net Operating Income (NOI):	\$ 24,200	\$ 24,234	\$ 24,246	\$ 24,234	\$ 24,198	\$ 24,135	\$ 24,043	\$ 23,921	\$ 23,767	\$ 23,577	\$ 23,350
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cumulative Principal Reduction:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: -345.64%