

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: BF SFH Portfolio(9 houses)- Pro Forma

PROPERTY INCOME

Property Annual Income: \$118,200
Property Square Footage: -
Property Vacancy: 2%
Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$610,208
Down Payment: \$610,208
Interest Rate: 7%
Amortization Period: 20 Year
Monthly Payment: \$4,731
Annual Debt Service: \$56,771
Debt Coverage Ratio: 1.5

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$30,407

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %
Annual Expense Growth Rate: 2 %
Cap Rate at Sale: 7.5 %
Cost of Sale: 6%
Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,220,415
Property Cap Rate: 7%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$118,200
Vacancy Rate: 2%
Cash on Cash Return (Return on Equity): 4.70%

Income Analysis

BF SFH Portfolio(9 houses)- 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
Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):	\$115,836	\$118,153	\$120,516	\$122,926	\$125,385	\$127,893	\$130,451	\$133,060	\$135,721	\$138,436	\$141,204
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 30,407)	(\$ 31,015)	(\$ 31,635)	(\$ 32,268)	(\$ 32,913)	(\$ 33,571)	(\$ 34,242)	(\$ 34,927)	(\$ 35,626)	(\$ 36,339)	(\$ 37,066)
Net Operating Income (NOI):	\$ 85,429	\$ 87,138	\$ 88,881	\$ 90,658	\$ 92,472	\$ 94,322	\$ 96,209	\$ 98,133	\$ 100,095	\$ 102,097	\$ 104,138
Less Loan Payment 1st Mortgage	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)	(\$56,771)
Net Cash Flow	\$ 28,658	\$ 30,366	\$ 32,109	\$ 33,887	\$ 35,701	\$ 37,551	\$ 39,438	\$ 41,361	\$ 43,324	\$ 45,326	\$ 47,367
Cash on Cash Return (Return on Equity):	4.70%	4.98%	5.26%	5.55%	5.85%	6.15%	6.46%	6.78%	7.10%	7.43%	7.76%
Principal Reduction:	\$14,517	\$15,566	\$16,691	\$17,898	\$19,192	\$20,579	\$22,067	\$23,662	\$25,372	\$27,207	\$29,173
Cumulative Principal Reduction:	\$14,517	\$30,082	\$46,774	\$64,671	\$83,863	\$104,442	\$126,509	\$150,171	\$175,543	\$202,750	\$231,923
Cash Flow Plus Principal Reduction:	\$ 43,175	\$ 45,932	\$ 48,800	\$ 51,785	\$ 54,893	\$ 58,130	\$ 61,505	\$ 65,023	\$ 68,696	\$ 72,533	\$ 76,540
Total Return Before Taxes:	7.08%	7.53%	8.00%	8.49%	9.00%	9.53%	10.08%	10.66%	11.26%	11.89%	12.54%

IRR: 12.83%