

SUMMARY

Analysis Type: Buying

Property Type: Multi-Family

Address: Brookings

Age of Property (Completion Year): 2004

Site Area: 11,436 sq ft

Gross Building Area: 11,436 sq ft

PROPERTY INCOME

Property Annual Income: \$1,260,000

Property Square Footage: 11,436

Property Vacancy: 2%

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: \$1,238,830

Down Payment: \$25,000

Interest Rate: 4%

Amortization Period: 30 Year

Monthly Payment: \$5,914

Annual Debt Service: \$70,972

Debt Coverage Ratio: 17.4

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 100 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 98.2 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,263,830

Property Cap Rate: 97.70%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$1,260,000

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity):

4655.31%

Income Analysis

Brookings

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 @ 100%/yr -With a 2% Vacancy Rate):	\$1,234,800	\$2,469,600	\$4,939,200	\$9,878,400	\$19,756,800	\$39,513,600	\$79,027,200	\$158,054,400	\$316,108,800	\$632,217,600	\$1,264,435,200
Average Rent per Square Foot:	\$107.97	\$215.95	\$431.90	\$863.80	\$1,727.60	\$3,455.20	\$6,910.40	\$13,820.80	\$27,641.60	\$55,283.20	\$110,566.40
Less Expenses (Growing @ 2%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)	(\$70,972)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$21,816	\$22,705	\$23,630	\$24,593	\$25,595	\$26,638	\$27,723	\$28,852	\$30,028	\$31,251	\$32,524
Cumulative Principal Reduction:	\$21,816	\$44,521	\$68,151	\$92,744	\$118,339	\$144,977	\$172,699	\$201,552	\$231,580	\$262,831	\$295,355
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%