

SUMMARY

Analysis Type: Buying

Property Type: Retail

Address: Car wash

Age of Property (Completion Year): 2008

Site Area: 3,475 sq ft

Gross Building Area: 3,475 sq ft

PROPERTY INCOME

Property Annual Income: -

Property Square Footage: 3,475

Property Vacancy: -

Property Additional Income: \$195,000

LOAN & DEBT ANALYSIS

Loan Amount: \$1,520,000

Down Payment: \$380,000

Interest Rate: 8.5%

Amortization Period: 20 Year

Monthly Payment: \$13,191

Annual Debt Service: \$158,291

Debt Coverage Ratio: 1.23

PROPERTY EXPENSES

Gross Lease

Property Annual Expenses: -

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 10.76 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,900,000

Property Cap Rate: 10.26%

10 YEAR CASH FLOW ANALYSIS

Potential Income: -

Vacancy Rate: -

Cash on Cash Return (Return on Equity): 9.66%

Income Analysis

Car wash

Report courtesy of Lori Guse

	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 0% Vacancy Rate:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Average Rent per Square Foot:	\$0.00										
Less Expenses (Growing @ 2%/yr):	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Net Operating Income (NOI):	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less Loan Payment 1st Mortgage	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)	(\$158,291)
Net Cash Flow	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash on Cash Return (Return on Equity):	%	%	%	%	%	%	%	%	%	%	%
Principal Reduction:	\$30,251	\$32,925	\$35,836	\$39,003	\$42,451	\$46,203	\$50,287	\$54,732	\$59,570	\$64,835	\$70,566
Cumulative Principal Reduction:	\$30,251	\$63,177	\$99,013	\$138,016	\$180,467	\$226,670	\$276,957	\$331,689	\$391,259	\$456,094	\$526,660
Cash Flow Plus Principal Reduction:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Return Before Taxes:	%	%	%	%	%	%	%	%	%	%	%

IRR: 0.00%