

SUMMARY

Analysis Type: Selling

Property Type: Mixed-Use

Address: Davidson

Age of Property (Completion Year): 2005

Site Area: 28,000 sq ft

Gross Building Area: 7,865 sq ft

PROPERTY INCOME

Property Annual Income: \$145,404

Property Square Footage: 28,000

Property Vacancy: -

Property Additional Income: -

LOAN & DEBT ANALYSIS

Loan Amount: -

Down Payment: \$2,045,280

Interest Rate: -

Amortization Period: -

Monthly Payment: -

Annual Debt Service: -

Debt Coverage Ratio: -

PROPERTY EXPENSES

Gross Lease

Property Annual Expenses: \$43,140

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 3 %

Annual Expense Growth Rate: 1 %

Cap Rate at Sale: 5.5 %

Cost of Sale: 2%

Number of Years: 10

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$2,045,280

Property Cap Rate: 5%

10 YEAR CASH FLOW ANALYSIS

Potential Income: \$145,404

Vacancy Rate: -

Cash on Cash Return (Return on Equity): 5.00%



Income Analysis

Davidson

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
Gross Income	\$145,404	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Vacancy Rate	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 3%/yr -With a 0% Vacancy Rate):	\$145,404	\$149,766	\$154,259	\$158,887	\$163,654	\$168,564	\$173,621	\$178,830	\$184,195	\$189,721	\$195,413
Average Rent per Square Foot:	\$5.19	\$5.35	\$5.51	\$5.68	\$5.85	\$6.03	\$6.21	\$6.40	\$6.59	\$6.79	\$6.99
Less Expenses (Growing @ 1%/yr):	(\$ 43,140)	(\$ 43,571)	(\$ 44,007)	(\$ 44,447)	(\$ 44,891)	(\$ 45,340)	(\$ 45,793)	(\$ 46,251)	(\$ 46,714)	(\$ 47,181)	(\$ 47,653)
Net Operating Income (NOI):	\$ 102,264	\$ 106,195	\$ 110,252	\$ 114,440	\$ 118,763	\$ 123,224	\$ 127,828	\$ 132,579	\$ 137,481	\$ 142,540	\$ 147,760
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: 2.82%

Future Value in Year 10	Cost of Sale	Loan Balance
\$0	\$0	