

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: Dora**

## PROPERTY INCOME

**Property Annual Income: \$88,680**  
**Property Square Footage: -**  
**Property Vacancy: 5%**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$612,750**  
**Down Payment: \$32,250**  
**Interest Rate: 7%**  
**Amortization Period: 20 Year**  
**Monthly Payment: \$4,751**  
**Annual Debt Service: \$57,008**  
**Debt Coverage Ratio: 1.15**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$18,670**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 10.67 %**  
**Cost of Sale: 0.5%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$645,000**  
**Property Cap Rate: 10.17%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$88,680**  
**Vacancy Rate: 5%**  
**Cash on Cash Return (Return on Equity): 26.57%**

# Income Analysis

Dora

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	\$88,680	\$93,114	\$97,770	\$102,659	\$107,792	\$113,182	\$118,841	\$124,783	\$131,022	\$137,573	\$144,452
Vacancy Rate (5%)	\$4,434	\$4,656	\$4,889	\$5,133	\$5,390	\$5,659	\$5,942	\$6,239	\$6,551	\$6,879	\$7,223
Effective Gross Income -Growing @ 2%/yr -With a 5% Vacancy Rate):	\$84,246	\$85,931	\$87,650	\$89,403	\$91,191	\$93,015	\$94,875	\$96,772	\$98,707	\$100,681	\$102,695
Average Rent per Square Foot:											
Less Expenses (Growing @ 2%/yr):	(\$ 18,670)	(\$ 19,043)	(\$ 19,424)	(\$ 19,812)	(\$ 20,208)	(\$ 20,612)	(\$ 21,024)	(\$ 21,444)	(\$ 21,873)	(\$ 22,310)	(\$ 22,756)
Net Operating Income (NOI):	\$ 65,576	\$ 66,888	\$ 68,226	\$ 69,591	\$ 70,983	\$ 72,403	\$ 73,851	\$ 75,328	\$ 76,834	\$ 78,371	\$ 79,939
Less Loan Payment 1st Mortgage	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)	(\$57,008)
Net Cash Flow	\$ 8,568	\$ 9,881	\$ 11,218	\$ 12,583	\$ 13,975	\$ 15,395	\$ 16,843	\$ 18,320	\$ 19,826	\$ 21,363	\$ 22,931
Cash on Cash Return (Return on Equity):	26.57%	30.64%	34.78%	39.02%	43.33%	47.74%	52.23%	56.81%	61.48%	66.24%	71.10%
Principal Reduction:	\$14,577	\$15,631	\$16,761	\$17,972	\$19,272	\$20,665	\$22,159	\$23,760	\$25,478	\$27,320	\$29,295
Cumulative Principal Reduction:	\$14,577	\$30,208	\$46,969	\$64,941	\$84,213	\$104,877	\$127,036	\$150,796	\$176,274	\$203,594	\$232,889
Cash Flow Plus Principal Reduction:	\$ 23,145	\$ 25,512	\$ 27,979	\$ 30,555	\$ 33,247	\$ 36,060	\$ 39,002	\$ 42,080	\$ 45,304	\$ 48,683	\$ 52,226
Total Return Before Taxes:	71.77%	79.11%	86.76%	94.74%	103.09%	111.81%	120.94%	130.48%	140.48%	150.96%	161.94%

IRR: 51.32%

Future Value in Year 10	Cost of Sale	Loan Balance
\$214,911	\$1,075	