

### SUMMARY

**Analysis Type: Selling**

**Property Type: Mixed-Use**

**Address: Rt 60 Office Mobilehome court**

**Age of Property (Completion Year): 2002**

**Site Area: 18,000 sq ft**

**Gross Building Area: 8,400 sq ft**

### PROPERTY INCOME

Property Annual Income: \$104,100

Property Square Footage: 18,000

Property Vacancy: -

Property Additional Income: -

### LOAN & DEBT ANALYSIS

Loan Amount: \$1,884,706

Down Payment: -

Interest Rate: 5%

Amortization Period: 20 Year

Monthly Payment: \$12,438

Annual Debt Service: \$149,259

Debt Coverage Ratio: 0.54

### PROPERTY EXPENSES

Gross Lease

Property Annual Expenses: \$24,000

### CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 5.2 %

Cost of Sale: 2%

Number of Years: 10

### PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,884,706

Property Cap Rate: 4.25%

### 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$104,100

Vacancy Rate: -

Cash on Cash Return (Return on Equity): -

# Income Analysis

## Rt 60 Office Mobilehome court

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
<b>Effective Gross Income</b> -Growing @ 2%/yr -With a 0% Vacancy Rate):	\$104,100	\$106,182	\$108,306	\$110,472	\$112,681	\$114,935	\$117,234	\$119,579	\$121,971	\$124,410	\$126,898
<b>Average Rent per Square Foot:</b>	\$5.78	\$5.90	\$6.02	\$6.14	\$6.26	\$6.39	\$6.52	\$6.65	\$6.78	\$6.92	\$7.06
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 24,000)	(\$ 24,480)	(\$ 24,970)	(\$ 25,469)	(\$ 25,978)	(\$ 26,498)	(\$ 27,028)	(\$ 27,569)	(\$ 28,120)	(\$ 28,682)	(\$ 29,256)
<b>Net Operating Income (NOI):</b>	\$ 80,100	\$ 81,702	\$ 83,336	\$ 85,003	\$ 86,703	\$ 88,437	\$ 90,206	\$ 92,010	\$ 93,851	\$ 95,728	\$ 97,642
<b>Less Loan Payment 1st Mortgage</b>	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)	(\$149,259)
<b>Net Cash Flow</b>	\$ -69,159	\$ -67,557	\$ -65,923	\$ -64,256	\$ -62,556	\$ -60,822	\$ -59,053	\$ -57,249	\$ -55,408	\$ -53,531	\$ -51,617
<b>Cash on Cash Return (Return on Equity):</b>	%	%	%	%	%	%	%	%	%	%	%
<b>Principal Reduction:</b>	\$56,302	\$59,183	\$62,210	\$65,393	\$68,739	\$72,256	\$75,952	\$79,838	\$83,923	\$88,217	\$92,730
<b>Cumulative Principal Reduction:</b>	\$56,302	\$115,485	\$177,695	\$243,088	\$311,827	\$384,083	\$460,035	\$539,874	\$623,797	\$712,013	\$804,743
<b>Cash Flow Plus Principal Reduction:</b>	\$ 56,233	\$ 59,116	\$ 62,145	\$ 65,329	\$ 68,677	\$ 72,196	\$ 75,893	\$ 79,781	\$ 83,868	\$ 88,164	\$ 92,679
<b>Total Return Before Taxes:</b>	%	%	%	%	%	%	%	%	%	%	%

IRR: -373.21%