

SUMMARY

Analysis Type: Build
Property Type: Mixed-Use
Address: Vila E Sharafat
Age of Property (Completion Year): Proposed
Site Area: 500 sq ft
Gross Building Area: 500 sq ft



PROPERTY INCOME

Property Annual Income: \$60,000
Property Square Footage: 500
Property Vacancy: 5%
Property Additional Income: \$12,000

PROPERTY EXPENSES

Triple Net Lease (NNN)
Property Annual Expenses: \$2,400

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$1,000,000
Property Cap Rate: 6.66%

LOAN & DEBT ANALYSIS

Loan Amount: \$998,875
Down Payment: \$1,125
Interest Rate: 5%
Amortization Period: 10 Year
Monthly Payment: \$10,595

Annual Income Growth Rate: 5 %

Annual Expense Growth Rate: 5 %

Cap Rate at Sale: 2 %

Cost of Sale: 2%

Number of Years: 3

Income Analysis

Vila E Sharafat

Report courtesy of Buy It, Rent It, Profit

3 YEAR CASH FLOW ANALYSIS

Potential Income: \$60,000

Vacancy Rate: 5%

Cash on Cash Return (Return on Equity): -

5380.93%

Annual Debt Service: \$127,135

Debt Coverage Ratio: 0.52

Construction Overview

10/SF » \$5,000

\$

Income Analysis

Vila E Sharafat

Site Work: \$

Report courtesy of Buy It, Rent It, Profit

Construction Hard Cost: 5/SF » \$2,500

Construction Hard Cost Sales Tax: % » \$

Signage \$

Architectural \$

Civil/Survey/Geo \$

Other Fees/Building Permit \$

Accountant \$

Project Manager \$

Legal Fees \$

Appraisal \$

Total Construction Costs (including Land Costs): **\$7,500**

Total Development Budget with Land: **\$0**

Total Development Budget without Land: **\$0**

Contingency (without Land Costs): **\$125**

Total Cost with Land & Contingency: **\$7,625**

Implied Equity: **\$992,500**

Owner's Equity Contribution: **\$1,125**

	Year 1	Year 2	Year 3	Year 4
Effective Gross Income -Growing @ 5%/yr -With a 5% Vacancy Rate):	\$57,000	\$59,850	\$62,843	\$65,985
Average Rent per Square Foot:	\$114.00	\$119.70	\$125.69	\$131.97
Less Expenses (Growing @ 5%/yr):	(\$ 2,400)	(\$ 2,520)	(\$ 2,646)	(\$ 2,778)
Net Operating Income (NOI):	\$ 66,600	\$ 69,330	\$ 72,197	\$ 75,207
Less Loan Payment 1st Mortgage	(\$127,135)	(\$127,135)	(\$127,135)	(\$127,135)
Net Cash Flow	\$ -72,535	\$ -69,805	\$ -66,939	\$ -63,928
Cash on Cash Return (Return on Equity):	-6,447.56%	-6,204.89%	-5,950.13%	-5,682.49%
Principal Reduction:	\$78,985	\$83,027	\$87,274	\$91,739
Cumulative Principal Reduction:	\$78,985	\$162,012	\$249,286	\$341,026
Cash Flow Plus Principal Reduction:	\$ 6,450	\$ 13,222	\$ 20,335	\$ 27,811
Total Return Before Taxes:	573.33%	1,175.29%	1,807.56%	2,472.09%

IRR: -99.99%