

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

IRR: -99.99%