

## 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: \$999,475**  
**Down Payment: \$525**  
**Interest Rate: 5%**  
**Amortization Period: 10 Year**  
**Monthly Payment: \$10,601**

Annual Debt Service: \$127,212

Debt Coverage Ratio: 0.52

## Construction Overview

10/SF » \$

\$100

## Income Analysis

Vila E Sharafat

Site Work: \$100

Report courtesy of Buy It, Rent It, Profit

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

Total Construction Costs (including Land Costs): **\$8,500**

Construction Hard Cost Sales Tax: 0.04% » \$100

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

Signage \$100

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

Architectural \$100

Contingency (without Land Costs): **\$175**

Civil/Survey/Geo \$100

Total Cost with Land & Contingency: **\$8,675**

Other Fees/Building Permit \$100

Implied Equity: **\$991,500**

Accountant \$

Owner's Equity Contribution: **\$525**

Project Manager \$100

Legal Fees \$100

Appraisal \$

	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>	(\$127,212)	(\$127,212)	(\$127,212)	(\$127,212)
<b>Net Cash Flow</b>	\$ -72,612	\$ -69,882	\$ -67,015	\$ -64,005
<b>Cash on Cash Return (Return on Equity):</b>	-13,830.86%	-13,310.86%	-12,764.76%	-12,191.43%
<b>Principal Reduction:</b>	\$79,033	\$83,076	\$87,327	\$91,795
<b>Cumulative Principal Reduction:</b>	\$79,033	\$162,109	\$249,436	\$341,231
<b>Cash Flow Plus Principal Reduction:</b>	\$ 6,421	\$ 13,194	\$ 20,312	\$ 27,790
<b>Total Return Before Taxes:</b>	1,223.05%	2,513.14%	3,868.95%	5,293.33%

IRR: -99.99%