

## SUMMARY

**Analysis Type: Buying**

**Property Type: Multi-Family**

**Address: park view**

**Age of Property (Completion Year): 1985**

**Gross Building Area: 28,600 sq ft**



## PROPERTY INCOME

**Property Annual Income: \$448,680**

**Property Square Footage: -**

**Property Vacancy: -**

**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$2,498,716**

**Down Payment: \$2,498,716**

**Interest Rate: 7%**

**Amortization Period: 30 Year**

**Monthly Payment: \$16,624**

**Annual Debt Service: \$199,488**

**Debt Coverage Ratio: 1.39**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$172,322**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 3 %**

**Annual Expense Growth Rate: 1 %**

**Cap Rate at Sale: 6.03 %**

**Cost of Sale: 1.5%**

**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$4,997,432**

**Property Cap Rate: 5.53%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$448,680**

**Vacancy Rate: -**

**Cash on Cash Return (Return on Equity): 3.08%**

	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 @ 3%/yr -With a % Vacancy Rate):	\$448,680	\$462,140	\$476,004	\$490,284	\$504,993	\$520,143	\$535,747	\$551,819	\$568,374	\$585,425	\$602,988
<b>Average Rent per Square Foot:</b>											
<b>Less Expenses (Growing @ 1%/yr):</b>	(\$ 172,322)	(\$ 174,045)	(\$ 175,785)	(\$ 177,543)	(\$ 179,318)	(\$ 181,111)	(\$ 182,922)	(\$ 184,751)	(\$ 186,599)	(\$ 188,465)	(\$ 190,350)
<b>Net Operating Income (NOI):</b>	\$ 276,358	\$ 288,095	\$ 300,219	\$ 312,741	\$ 325,675	\$ 339,032	\$ 352,825	\$ 367,068	\$ 381,775	\$ 396,960	\$ 412,638
<b>Less Loan Payment 1st Mortgage</b>	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)	(\$199,488)
<b>Net Cash Flow</b>	\$ 76,870	\$ 88,607	\$ 100,731	\$ 113,253	\$ 126,187	\$ 139,544	\$ 153,337	\$ 167,580	\$ 182,287	\$ 197,472	\$ 213,150
<b>Cash on Cash Return (Return on Equity):</b>	3.08%	3.55%	4.03%	4.53%	5.05%	5.58%	6.14%	6.71%	7.30%	7.90%	8.53%
<b>Principal Reduction:</b>	\$25,382	\$27,217	\$29,185	\$31,294	\$33,557	\$35,982	\$38,584	\$41,373	\$44,364	\$47,571	\$51,010
<b>Cumulative Principal Reduction:</b>	\$25,382	\$52,599	\$81,784	\$113,078	\$146,635	\$182,617	\$221,201	\$262,574	\$306,938	\$354,508	\$405,518
<b>Cash Flow Plus Principal Reduction:</b>	\$ 102,252	\$ 115,824	\$ 129,916	\$ 144,547	\$ 159,744	\$ 175,526	\$ 191,921	\$ 208,953	\$ 226,651	\$ 245,043	\$ 264,160
<b>Total Return Before Taxes:</b>	4.09%	4.64%	5.20%	5.78%	6.39%	7.02%	7.68%	8.36%	9.07%	9.81%	10.57%

IRR: 10.31%