

SUMMARY

Analysis Type: Buying

Property Type: Multi-Family

Address: urban Oasis

Age of Property (Completion Year): 1970

Gross Building Area: 13,110 sq ft



PROPERTY INCOME

Property Annual Income: \$527,040

Property Square Footage: -

Property Vacancy: -

Property Additional Income: -

PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$241,228

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$5,991,866

Property Cap Rate: 4.77%

LOAN & DEBT ANALYSIS

Loan Amount: \$2,861,116

Annual Debt Service: \$228,421
 Debt Coverage Ratio: 1.25

Annual Income Growth Rate: 3 %
 Annual Expense Growth Rate: 1 %
 Cap Rate at Sale: 5.27 %
 Cost of Sale: 1.5%
 Number of Years: 10

Income Analysis
 urban Oasis
 Report courtesy of Buy It, Rent It, Profit
10 YEAR CASH FLOW ANALYSIS
 Potential Income: \$527,040
 Vacancy Rate: -
 Cash on Cash Return (Return on Equity): 1.83%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Effective Gross Income -Growing @ 3%/yr -With a 0% Vacancy Rate):	\$527,040	\$542,851	\$559,137	\$575,911	\$593,188	\$610,984	\$629,314	\$648,193	\$667,639	\$687,668	\$708,298
Average Rent per Square Foot:											
Less Expenses (Growing @ 1%/yr):	(\$ 241,228)	(\$ 243,640)	(\$ 246,076)	(\$ 248,537)	(\$ 251,022)	(\$ 253,532)	(\$ 256,067)	(\$ 258,628)	(\$ 261,214)	(\$ 263,826)	(\$ 266,464)
Net Operating Income (NOI):	\$ 285,812	\$ 299,211	\$ 313,061	\$ 327,374	\$ 342,166	\$ 357,452	\$ 373,247	\$ 389,565	\$ 406,425	\$ 423,842	\$ 441,834
Less Loan Payment 1st Mortgage	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)	(\$228,421)
Net Cash Flow	\$ 57,391	\$ 70,790	\$ 84,640	\$ 98,953	\$ 113,745	\$ 129,031	\$ 144,826	\$ 161,144	\$ 178,004	\$ 195,421	\$ 213,413
Cash on Cash Return (Return on Equity):	1.83%	2.26%	2.70%	3.16%	3.63%	4.12%	4.63%	5.15%	5.69%	6.24%	6.82%
Principal Reduction:	\$29,064	\$31,165	\$33,417	\$35,833	\$38,424	\$41,201	\$44,180	\$47,373	\$50,798	\$54,470	\$58,408
Cumulative Principal Reduction:	\$29,064	\$60,228	\$93,645	\$129,479	\$167,902	\$209,103	\$253,283	\$300,656	\$351,454	\$405,924	\$464,332
Cash Flow Plus Principal Reduction:	\$ 86,455	\$ 101,955	\$ 118,057	\$ 134,786	\$ 152,169	\$ 170,232	\$ 189,006	\$ 208,517	\$ 228,802	\$ 249,891	\$ 271,821
Total Return Before Taxes:	2.76%	3.26%	3.77%	4.31%	4.86%	5.44%	6.04%	6.66%	7.31%	7.98%	8.68%

IRR: 9.40%

Income Analysis

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