

## SUMMARY

**Analysis Type: Buying**

**Property Type: Multi-Family**

**Address: west Haven**

**Age of Property (Completion Year): 1984**

**Site Area: 21,780 sq ft**

**Gross Building Area: 14,968 sq ft**



## PROPERTY INCOME

**Property Annual Income: \$334,080**

**Property Square Footage: 21,780**

**Property Vacancy: -**

**Property Additional Income: -**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$179,904**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$2,999,533**

**Property Cap Rate: 5.14%**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$1,499,767**

**Down Payment: \$1,499,767**

**Interest Rate: 7%**

**Amortization Period: 30 Year**

**Monthly Payment: \$9,978**

**Annual Debt Service: \$119,736**

Debt Coverage Ratio: 1.29

Number of Years: 10

Cash on Cash Return (Return on Equity): 2.30%

	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 0% Vacancy Rate:	\$334,080	\$344,102	\$354,425	\$365,058	\$376,010	\$387,290	\$398,909	\$410,876	\$423,202	\$435,898	\$448,975
<b>Average Rent per Square Foot:</b>	\$15.34	\$15.80	\$16.27	\$16.76	\$17.26	\$17.78	\$18.31	\$18.86	\$19.43	\$20.01	\$20.61
<b>Less Expenses (Growing @ 1%/yr):</b>	(\$ 179,904)	(\$ 181,703)	(\$ 183,520)	(\$ 185,355)	(\$ 187,209)	(\$ 189,081)	(\$ 190,972)	(\$ 192,882)	(\$ 194,811)	(\$ 196,759)	(\$ 198,727)
<b>Net Operating Income (NOI):</b>	\$ 154,176	\$ 162,399	\$ 170,905	\$ 179,703	\$ 188,801	\$ 198,209	\$ 207,937	\$ 217,994	\$ 228,391	\$ 239,139	\$ 250,248
<b>Less Loan Payment 1st Mortgage</b>	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)	(\$119,736)
<b>Net Cash Flow</b>	\$ 34,440	\$ 42,663	\$ 51,169	\$ 59,967	\$ 69,065	\$ 78,473	\$ 88,201	\$ 98,258	\$ 108,655	\$ 119,403	\$ 130,512
<b>Cash on Cash Return (Return on Equity):</b>	2.30%	2.84%	3.41%	4.00%	4.61%	5.23%	5.88%	6.55%	7.24%	7.96%	8.70%
<b>Principal Reduction:</b>	\$14,278	\$15,310	\$16,417	\$17,604	\$18,877	\$20,241	\$21,705	\$23,274	\$24,956	\$26,760	\$28,695
<b>Cumulative Principal Reduction:</b>	\$14,278	\$29,589	\$46,006	\$63,610	\$82,487	\$102,728	\$124,432	\$147,706	\$172,662	\$199,422	\$228,116
<b>Cash Flow Plus Principal Reduction:</b>	\$ 48,718	\$ 57,973	\$ 67,586	\$ 77,571	\$ 87,942	\$ 98,714	\$ 109,906	\$ 121,532	\$ 133,611	\$ 146,163	\$ 159,207
<b>Total Return Before Taxes:</b>	3.25%	3.87%	4.51%	5.17%	5.86%	6.58%	7.33%	8.10%	8.91%	9.75%	10.62%

IRR: 14.44%

# Income Analysis

west Haven

Report courtesy of Buy It, Rent It, Profit