



## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: westshore 2**  
**Age of Property (Completion Year): 1985**  
**Site Area: 121,968 sq ft**  
**Gross Building Area: 52,052 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$1,432,800**  
**Property Square Footage: 121,968**  
**Property Vacancy: 3%**  
**Property Additional Income: \$73,194**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$9,666,900**  
**Down Payment: \$4,343,100**  
**Interest Rate: 7%**  
**Amortization Period: 30 Year**  
**Monthly Payment: \$64,314**  
**Annual Debt Service: \$771,770**  
**Debt Coverage Ratio: 1.25**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$501,924**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 3 %**  
**Annual Expense Growth Rate: 1 %**  
**Cap Rate at Sale: 5.24 %**  
**Cost of Sale: 1.5%**  
**Number of Years: 10**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$14,010,000**  
**Property Cap Rate: 6.86%**

## 10 YEAR CASH FLOW ANALYSIS

**Potential Income: \$1,432,800**  
**Vacancy Rate: 3%**  
**Cash on Cash Return (Return on Equity): 4.36%**

	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 3% Vacancy Rate):	\$1,389,816	\$1,431,510	\$1,474,456	\$1,518,690	\$1,564,251	\$1,611,179	\$1,659,514	\$1,709,299	\$1,760,578	\$1,813,396	\$1,867,797
<b>Average Rent per Square Foot:</b>	\$11.39	\$11.74	\$12.09	\$12.45	\$12.82	\$13.20	\$13.60	\$14.01	\$14.43	\$14.86	\$15.31
<b>Less Expenses (Growing @ 1%/yr):</b>	(\$ 501,924)	(\$ 506,943)	(\$ 512,012)	(\$ 517,132)	(\$ 522,303)	(\$ 527,526)	(\$ 532,801)	(\$ 538,129)	(\$ 543,510)	(\$ 548,945)	(\$ 554,434)
<b>Net Operating Income (NOI):</b>	\$ 961,086	\$ 997,761	\$ 1,035,638	\$ 1,074,752	\$ 1,115,142	\$ 1,156,847	\$ 1,199,907	\$ 1,244,364	\$ 1,290,262	\$ 1,337,645	\$ 1,386,557
<b>Less Loan Payment 1st Mortgage</b>	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)	(\$771,770)
<b>Net Cash Flow</b>	\$ 116,122	\$ 152,798	\$ 190,675	\$ 229,789	\$ 270,179	\$ 311,883	\$ 354,943	\$ 399,401	\$ 445,299	\$ 492,681	\$ 541,594
<b>Cash on Cash Return (Return on Equity):</b>	2.67%	3.52%	4.39%	5.29%	6.22%	7.18%	8.17%	9.20%	10.25%	11.34%	12.47%
<b>Principal Reduction:</b>	\$72,376	\$77,609	\$83,219	\$89,235	\$95,686	\$102,603	\$110,020	\$117,973	\$126,501	\$135,646	\$145,452
<b>Cumulative Principal Reduction:</b>	\$72,376	\$149,985	\$233,204	\$322,439	\$418,124	\$520,727	\$630,747	\$748,720	\$875,221	\$1,010,868	\$1,156,320
<b>Cash Flow Plus Principal Reduction:</b>	\$ 188,498	\$ 230,407	\$ 273,894	\$ 319,024	\$ 365,865	\$ 414,486	\$ 464,963	\$ 517,374	\$ 571,800	\$ 628,327	\$ 687,046
<b>Total Return Before Taxes:</b>	4.34%	5.31%	6.31%	7.35%	8.42%	9.54%	10.71%	11.91%	13.17%	14.47%	15.82%

IRR: 19.83%