

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: Hallandale Beach 24 Unit**

## PROPERTY INCOME

**Property Annual Income: \$437,100**

**Property Square Footage: -**

**Property Vacancy: 5%**

**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$2,575,904**

**Down Payment: \$1,717,269**

**Interest Rate: 5.5%**

**Amortization Period: 25 Year**

**Monthly Payment: \$15,818**

**Annual Debt Service: \$189,820**

**Debt Coverage Ratio: 1.54**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$123,600**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 3 %**

**Annual Expense Growth Rate: 3 %**

**Cap Rate at Sale: 5 %**

**Cost of Sale: 2%**

**Number of Years: 5**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$4,293,173**

**Property Cap Rate: 6.79%**

## 5 YEAR CASH FLOW ANALYSIS

**Potential Income: \$437,100**

**Vacancy Rate: 5%**

**Cash on Cash Return (Return on Equity): 5.93%**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Effective Gross Income</b> -Growing @ 3%/yr -With a 5% Vacancy Rate:	\$415,245	\$427,702	\$440,533	\$453,749	\$467,362	\$481,383
<b>Average Rent per Square Foot:</b>						
<b>Less Expenses (Growing @ 3%/yr):</b>	(\$ 123,600)	(\$ 127,308)	(\$ 131,127)	(\$ 135,061)	(\$ 139,113)	(\$ 143,286)
<b>Net Operating Income (NOI):</b>	\$ 291,645	\$ 300,394	\$ 309,406	\$ 318,688	\$ 328,249	\$ 338,097
<b>Less Loan Payment 1st Mortgage</b>	(\$189,820)	(\$189,820)	(\$189,820)	(\$189,820)	(\$189,820)	(\$189,820)
<b>Net Cash Flow</b>	\$ 101,825	\$ 110,575	\$ 119,586	\$ 128,869	\$ 138,429	\$ 148,277
<b>Cash on Cash Return (Return on Equity):</b>	5.93%	6.44%	6.96%	7.50%	8.06%	8.63%
<b>Principal Reduction:</b>	\$49,377	\$52,163	\$55,105	\$58,213	\$61,497	\$64,966
<b>Cumulative Principal Reduction:</b>	\$49,377	\$101,540	\$156,645	\$214,858	\$276,355	\$341,321
<b>Cash Flow Plus Principal Reduction:</b>	\$ 151,202	\$ 162,738	\$ 174,691	\$ 187,082	\$ 199,926	\$ 213,243
<b>Total Return Before Taxes:</b>	8.80%	9.48%	10.17%	10.89%	11.64%	12.42%

**IRR: 35.90%**