

## 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: 14,986 sq ft**



## PROPERTY INCOME

**Property Annual Income: \$322,680**

**Property Square Footage: 21,780**

**Property Vacancy: -**

**Property Additional Income: \$11,820**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**

**Property Annual Expenses: \$158,345**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$3,700,735**

**Property Cap Rate: 4.76%**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$1,767,101**

**Down Payment: \$1,933,634**

**Interest Rate: 7%**

**Amortization Period: 30 Year**

**Monthly Payment: \$11,757**

**Annual Debt Service: \$141,079**

Annual Income Growth Rate: 3 %

Annual Expense Growth Rate: 1 %

Cap Rate at Sale: 5.26 %

Cost of Sale: 1.5%

**Income Analysis**

West Haven

Report courtesy of Buy It, Rent It, Profit

**10 YEAR CASH FLOW ANALYSIS**

Potential Income: \$322,680

Vacancy Rate: -

Debt Coverage Ratio: 1.25

Number of Years: 10

Cash on Cash Return (Return on Equity): 1.81%

	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	\$322,680	\$332,360	\$342,331	\$352,601	\$363,179	\$374,074	\$385,296	\$396,855	\$408,761	\$421,024	\$433,655
-With a 0% Vacancy Rate):											
<b>Average Rent per Square Foot:</b>	\$14.82	\$15.26	\$15.72	\$16.19	\$16.68	\$17.18	\$17.70	\$18.23	\$18.78	\$19.34	\$19.92
<b>Less Expenses (Growing @ 1%/yr):</b>	(\$ 158,345)	(\$ 159,928)	(\$ 161,527)	(\$ 163,142)	(\$ 164,773)	(\$ 166,421)	(\$ 168,085)	(\$ 169,766)	(\$ 171,464)	(\$ 173,179)	(\$ 174,911)
<b>Net Operating Income (NOI):</b>	\$ 176,155	\$ 184,252	\$ 192,624	\$ 201,279	\$ 210,226	\$ 219,473	\$ 229,031	\$ 238,909	\$ 249,117	\$ 259,665	\$ 270,564
<b>Less Loan Payment 1st Mortgage</b>	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)	(\$141,079)
<b>Net Cash Flow</b>	\$ 23,256	\$ 31,353	\$ 39,725	\$ 48,380	\$ 57,327	\$ 66,574	\$ 76,132	\$ 86,010	\$ 96,218	\$ 106,766	\$ 117,665
<b>Cash on Cash Return (Return on Equity):</b>	1.20%	1.62%	2.05%	2.50%	2.96%	3.44%	3.94%	4.45%	4.98%	5.52%	6.09%
<b>Principal Reduction:</b>	\$17,950	\$19,248	\$20,639	\$22,131	\$23,731	\$25,447	\$27,286	\$29,259	\$31,374	\$33,642	\$36,074
<b>Cumulative Principal Reduction:</b>	\$17,950	\$37,198	\$57,838	\$79,969	\$103,701	\$129,148	\$156,434	\$185,693	\$217,067	\$250,710	\$286,784
<b>Cash Flow Plus Principal Reduction:</b>	\$ 41,206	\$ 50,601	\$ 60,364	\$ 70,511	\$ 81,058	\$ 92,021	\$ 103,418	\$ 115,269	\$ 127,592	\$ 140,408	\$ 153,739
<b>Total Return Before Taxes:</b>	2.13%	2.62%	3.12%	3.65%	4.19%	4.76%	5.35%	5.96%	6.60%	7.26%	7.95%

IRR: 8.66%

# Income Analysis

West Haven

Report courtesy of Buy It, Rent It, Profit