

# SUMMARY REPORT

## Multifamily Property

123 Smith Street Charlotte  
North Carolina - 123456

MLS Number : 123-456  
Surface Area: 50000 ft<sup>2</sup>  
50 Bedroom(s) / 45 Bathroom(s)  
Built : 1985 / Renovated : 2001

## Multi-Family Deal

Report Date :  
**8-Jun-21**

Report Time :  
**10:06 PM**

## Property Photo



## KEY FINANCIAL METRICS

<b>MONTHLY INCOME</b>	<b>MONTHLY EXPENSES</b>	<b>DEBTSERVICE</b>	<b>MONTHLY CASH FLOW</b>
<b>\$11,150</b>	<b>\$5,300</b>	<b>\$3,477</b>	<b>\$2,373</b>
<b>NET OPERATING INCOME</b>	<b>PRICE TO RENT</b>	<b>CAP RATE</b>	<b>CASH ON CASH RETURN</b>
<b>\$6,620</b>	<b>7.5x</b>	<b>7.94%</b>	<b>6.82%</b>
<b>IRR</b>	<b>MIRR</b>	<b>EMX</b>	<b>LEVERED PROFITS</b>
<b>12.0%</b>	<b>8.7%</b>	<b>8.2x</b>	<b>\$3,005,057</b>

## ACQUISITION INFORMATION

Purchase Price (PP) :	\$ 750,000
Refurbishment / Repair Costs :	\$ 250,000
Purchasing Cost :	\$ 15,000
Other Costs :	\$ 10,000
Financing Cost :	\$ 12,400
<b>Total Project Cost :</b>	<b>\$ 1,037,400</b>
After Repair Value :	\$ 1,000,000
Purchase Price per Sq <sup>2</sup>	\$ 15 / ft <sup>2</sup>
Monthly Rent per Sq <sup>2</sup>	\$ 0.2 / ft <sup>2</sup>

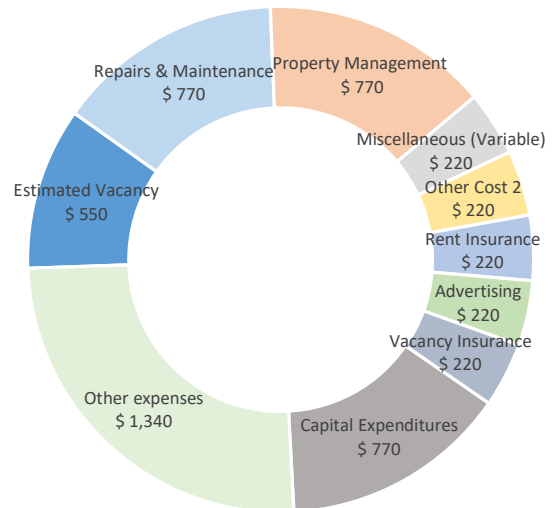
## FINANCING INFORMATION

	First Loan	Refinancing
Down Payment (20%) :	\$ 150,000	-
Loan Amount :	\$ 620,000	-
Maturity :	30 Years	-
Interest Rate :	4.000%	-
Monthly Principal & Interest :	\$ 3,477	-
Financing Closing Cost :	\$ 12,400	-

**Total Cash Needed : \$ 417,400**

## INCOME & EXPENSES

<b>Total Monthly Income</b>		<b>\$ 11,150</b>
Estimated Vacancy	10%	\$ 550
Repairs & Maintenance	15%	\$ 770
Property Management	15%	\$ 770
Miscellaneous (Variable)	4%	\$ 220
Other Cost 2	4%	\$ 220
Rent Insurance	4%	\$ 220
Advertising	4%	\$ 220
Vacancy Insurance	4%	\$ 220
Capital Expenditures	15%	\$ 770
Other expenses	25%	\$ 1,340
<b>Total Monthly Expenses</b>	<b>100%</b>	<b>\$ 5,300</b>



## RULE OF THUMB

Rental Income :	-
0% of Operating Expenses :	-
Monthly Principal & Interest :	-
<b>Estimated Monthly Cash Flow :</b>	<b>-</b>

**12.0%**

LEVERED IRR

**8.20x**

LEVERED EMX

**1.12%**

1% RULE

**8.7%**

LEVERED MIRR

**\$ 3,005,057**

LEVERED PROFITS

**11 years**

CASH OUT DATE

**FORECASTED RETURNS**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 30
<b>Annual Income :</b>	\$ 127,200	\$ 129,744	\$ 132,339	\$ 134,986	\$ 137,685	\$ 152,016	\$ 167,838	\$ 185,306	\$ 225,887
<b>Annual Expenses :</b>	98,720	98,826	94,822	96,009	97,218	103,640	110,730	118,558	136,743
Operating Expenses	47,760	48,715	49,690	50,683	51,697	57,078	63,018	69,577	84,814
CAPEX & Other Expenses	9,240	9,425	9,613	9,806	10,002	11,043	12,192	13,461	16,409
Mortgage Payment	41,720	40,686	35,520	35,520	35,520	35,520	35,520	35,520	35,520
<b>Annual Cash Flow :</b>	<b>\$ 28,480</b>	<b>\$ 30,918</b>	<b>\$ 37,516</b>	<b>\$ 38,977</b>	<b>\$ 40,467</b>	<b>\$ 48,376</b>	<b>\$ 57,108</b>	<b>\$ 66,748</b>	<b>\$ 89,145</b>
<b>Cash on Cash Return</b>	6.8%	7.4%	9.0%	9.3%	9.7%	11.6%	13.7%	16.0%	21.4%
<b>Cap Rate</b>	7.9%	8.1%	8.3%	8.4%	8.6%	9.5%	10.5%	11.6%	14.1%
<b>Property Value</b>	\$ 1,000,000	\$ 1,020,000	\$ 1,040,400	\$ 1,061,208	\$ 1,082,432	\$ 1,195,093	\$ 1,319,479	\$ 1,456,811	\$ 1,775,845
Equity	390,918	422,282	454,508	487,624	521,658	706,632	919,313	1,164,454	1,775,845
Loan Balance	609,082	597,718	585,892	573,584	560,775	488,461	400,165	292,357	-
<b>Loan to Value</b>	60.9%	58.6%	56.3%	54.1%	51.8%	40.9%	30.3%	20.1%	-
<b>Cash Flow</b>	\$ 28,480	\$ 30,918	\$ 37,516	\$ 38,977	\$ 40,467	\$ 48,376	\$ 57,108	\$ 66,748	\$ 89,145
<b>Principal Repayment</b>	10,918	11,363	11,826	12,308	12,809	15,640	19,097	23,317	34,762
<b>Property Appreciation</b>	-	20,000	20,400	20,808	21,224	23,433	25,872	28,565	34,820
<b>Annual Total Return</b>	<b>\$ 39,399</b>	<b>\$ 62,281</b>	<b>\$ 69,743</b>	<b>\$ 72,093</b>	<b>\$ 74,501</b>	<b>\$ 87,449</b>	<b>\$ 102,077</b>	<b>\$ 118,630</b>	<b>\$ 158,727</b>

