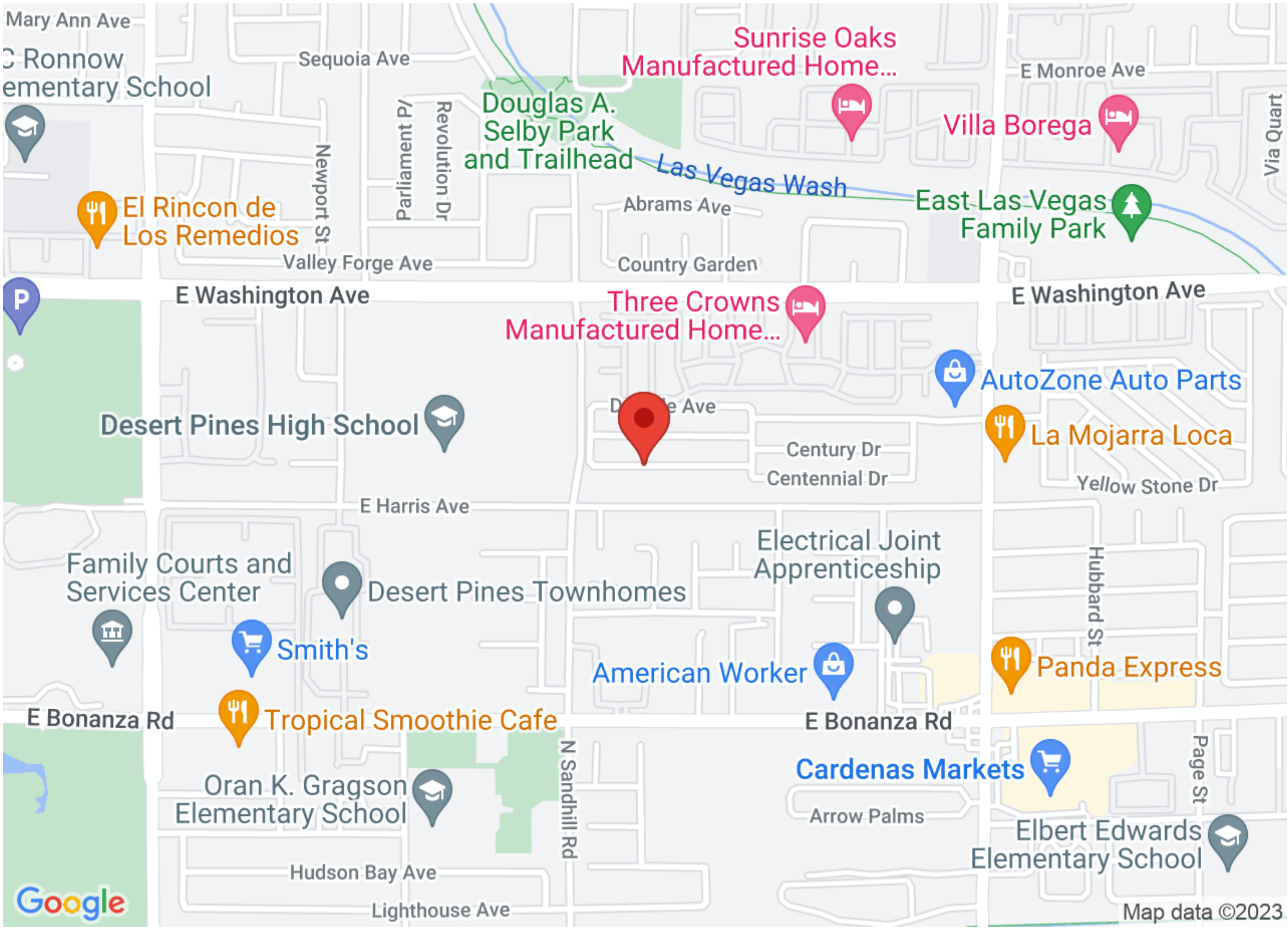
Overview

Centenial
Centenial
Las Vegas, NV 89149
United States

Purchase Info	
Square Feet	1,871
Purchase Price	$379,000
Initial Cash Invested	$392,895

Income Analysis	Monthly	Annual
Net Operating Income	$2,155	$25,860
Cash Flow	$2,155	$25,860

Financial Metrics	
Cap Rate (Purchase Price)	6.8%
Cash on Cash Return (Year 1)	6.6%
Internal Rate of Return (Year 10)	8.8%
Sale Price (Year 10)	$509,344



Purchase Analysis

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Purchase Info	
Purchase Price	$379,000
+ Buying Costs	$1,895
+ Initial Improvements	$12,000
= Initial Cash Invested	**$392,895**
Square Feet	1,871
Cost per Square Foot	$203
Monthly Rent per Square Foot	$1.33

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	12.7
Operating Expense Ratio	13.5%
Cap Rate (Purchase Price)	6.8%
Cash on Cash Return	**6.6%**

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	0.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	$26,530

Income	Monthly	Annual
Gross Rent	$2,490	$29,880
Vacancy Loss	-$0	-$0
Operating Income	**$2,490**	**$29,880**

Expenses (% of Income)	Monthly	Annual
Insurance (4%)	-$98	-$1,176
Taxes (6%)	-$137	-$1,644
Sewer Utilities (1%)	-$20	-$240
HOA Association Fees (3%)	-$65	-$780
Trash (1%)	-$15	-$180
Operating Expenses (13%)	**-$335**	**-$4,020**

Net Performance	Monthly	Annual
Net Operating Income	**$2,155**	**$25,860**
- Year 1 Improvements	-$0	-$0
= Cash Flow	**$2,155**	**$25,860**

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	$29,880	$30,776	$31,700	$33,630	$38,987	$52,395	$70,414
Vacancy Loss	-$0	-$0	-$0	-$0	-$0	-$0	-$0
Operating Income	**$29,880**	**$30,776**	**$31,700**	**$33,630**	**$38,987**	**$52,395**	**$70,414**

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	-$1,176	-$1,211	-$1,248	-$1,324	-$1,534	-$2,062	-$2,771
Taxes	-$1,644	-$1,693	-$1,744	-$1,850	-$2,145	-$2,883	-$3,874
Sewer Utilities	-$240	-$247	-$255	-$270	-$313	-$421	-$566
HOA Association Fees	-$780	-$803	-$828	-$878	-$1,018	-$1,368	-$1,838
Trash	-$180	-$185	-$191	-$203	-$235	-$316	-$424
Operating Expenses	**-$4,020**	**-$4,141**	**-$4,265**	**-$4,525**	**-$5,245**	**-$7,049**	**-$9,473**

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	**$25,860**	**$26,636**	**$27,435**	**$29,106**	**$33,741**	**$45,346**	**$60,941**
- Improvements	-$0	-$0	-$0	-$0	-$0	-$0	-$0
= Cash Flow	**$25,860**	**$26,636**	**$27,435**	**$29,106**	**$33,741**	**$45,346**	**$60,941**
Cap Rate (Purchase Price)	6.8%	7.0%	7.2%	7.7%	8.9%	12.0%	16.1%
Cap Rate (Market Value)	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%
Cash on Cash Return	**6.6%**	**6.8%**	**7.0%**	**7.4%**	**8.6%**	**11.5%**	**15.5%**
Return on Equity	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	$390,370	$402,081	$414,144	$439,365	$509,344	$684,516	$919,932
- Loan Balance	-$0	-$0	-$0	-$0	-$0	-$0	-$0
= Equity	**$390,370**	**$402,081**	**$414,144**	**$439,365**	**$509,344**	**$684,516**	**$919,932**
Potential Cash-Out Refi	$273,259	$281,457	$289,900	$307,555	$356,541	$479,161	$643,953

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	$390,370	$402,081	$414,144	$439,365	$509,344	$684,516	$919,932
- Selling Costs	-$27,326	-$28,146	-$28,990	-$30,756	-$35,654	-$47,916	-$64,395
= Proceeds After Sale	**$363,044**	**$373,935**	**$385,153**	**$408,609**	**$473,690**	**$636,600**	**$855,537**
+ Cumulative Cash Flow	$25,860	$52,496	$79,931	$137,294	$296,456	$694,868	$1,230,300
- Initial Cash Invested	-$392,895	-$392,895	-$392,895	-$392,895	-$392,895	-$392,895	-$392,895
= Net Profit	**-$3,991**	**$33,536**	**$72,189**	**$153,009**	**$377,251**	**$938,573**	**$1,692,942**
Internal Rate of Return	**-1.0%**	**4.3%**	**6.2%**	**7.6%**	**8.8%**	**9.3%**	**9.5%**
Return on Investment	-1%	9%	18%	39%	96%	239%	431%

Graphs

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