

Summary Property Analysis

Property

Name	The RealData Building
Type	Office Building
Location	878 Main St. South Haven, CT 06999 14,000 sf

Purchase

Price, Real Property	1,000,000
	71.43 per sf
Cash Investment (38%)	381,000
Closing Costs	8,000

Assumptions

Safe Rate for MIRR	4.00%
Reinvest Rate for MIRR	7.00%
Discount Rate for PV	11.00%
Capitalization Rate for Resale	10.00%

Financing

Loan Amount	(65% LTV)	650,000
		20 year term
Interest Rate		9.50%
	+ 0.15% every year	

Income & Expenses

Gross Scheduled Income	184,150
+ 1.62% every year	
Vacancy & Credit Loss (3%)	5,525
Operating Expenses	
Insurance	4,500
+ 4.00% every year	
Taxes	10,096
+ 4.00% every year	
Other Operating Expenses	26,349
+ 2.80% every year	
Total Operating Expenses	40,945
Net Operating Income	137,681

Resale

Sale at end of year	2026
Cost of sale	116,991
Selling price	1,671,300

Capital Improvements

	2007	2008	2009	2013
	10,000	8,000	2,000	5,000

Financial Measures

	2007	2013	2019	2026
Capitalization Rate	13.63%	14.36%	15.27%	16.31%
Debt Coverage Ratio	1.89	1.92	1.96	2.05
Internal Rate of Return	85.52%	24.70%	20.93%	19.49%
Modified Internal Rate of Return	85.52%	20.26%	15.37%	13.10%
Present Value, at 11.00%	1,277,572	1,327,080	1,352,964	1,367,439
Gross Income Multiplier	7.48	7.26	7.01	6.69
Cash-on-Cash Return	17.05%	17.15%	20.14%	22.51%
Gross Income per RSF	13.15	14.49	15.95	17.85
Operating Expense Ratio	22.92%	25.20%	27.73%	31.05%
Operating Expenses per RSF	2.92	3.54	4.29	5.38