RESALE IN MONTH 28 (by Developer)

Estimated selling price based on 9.00% cap rate 9,059,647
Less costs of sale
  Sales commissions 452,982
  Escrow and legal costs, resale 90,596
  Title insurance, resale 90,596
Less loan(s) outstanding 4,988,123
Proceeds of Sale $ 3,437,349

This report created with a demonstration version of C/I Development

STABILIZED PRO FORMA OPERATING STATEMENT

Purchase Price 9,059,647
Financing @ 7.7500%, 20 years 6,794,735
Equity Investment $ 2,264,912

GROSS ANNUAL INCOME
  Gross scheduled rent income 1,012,020
  Miscellaneous Income 35,040
Total Gross Income $ 1,047,060
Less 3.00% Vacancy & Credit Loss Allowance 31,412
Gross Operating Income $ 1,015,648

OPERATING EXPENSES $ 200,280

NET OPERATING INCOME (before debt service) $ 815,368

ANNUAL DEBT SERVICE $ 669,375

CASH FLOW
  Cash flow (after debt service) 145,993
  Cash flow (vacancy & management excluded) 229,725

Cap Rate to New Buyer: 9.00%  Debt Coverage Ratio: 1.22  Cash on Cash to New Buyer: 6.45%

THE INFORMATION, PROJECTIONS, AND CALCULATIONS PRESENTED IN THIS DOCUMENT ARE BELIEVED TO BE ACCURATE AND CORRECT BUT ARE NOT GUARANTEED.
Copyright 1983-2014, RealData® Inc., Southport, CT   http://realdatalos.com   ALL RIGHTS RESERVED