

## Property

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

This report created with a demonstration version of REIA

## Assumptions

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

## 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

## Capital Improvements

	2012	2013	2014	2018
	10,000	8,000	2,000	5,000

## Financial Measures

	2012	2018	2024	2031
<b>Capitalization Rate</b>	13.63%	14.36%	15.27%	16.31%
<b>Debt Coverage Ratio</b>	1.89	1.92	1.96	2.05
<b>Internal Rate of Return</b>	85.52%	24.70%	20.93%	19.49%
<b>Modified Internal Rate of Return</b>	85.52%	20.26%	15.37%	13.10%
<b>Present Value, at 11.00%</b>	1,277,572	1,327,080	1,352,964	1,367,439
<b>Gross Income Multiplier</b>	7.48	7.26	7.01	6.69
<b>Cash-on-Cash Return</b>	17.05%	17.15%	20.14%	22.51%
<b>Gross Income per RSF</b>	13.15	14.49	15.95	17.85
<b>Operating Expense Ratio</b>	22.92%	25.20%	27.73%	31.05%
<b>Operating Expenses per RSF</b>	2.92	3.54	4.29	5.38

## Purchase

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

## Financing

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

## Cash Flow

Net Operating Income	137,681
Debt Service	72,706
Cash Flow Before Taxes	64,974
Cash-on-Cash Return	17.05%

## Resale

Sale at end of year	2031
Cost of sale	116,991
Selling price	1,671,300