

ANALYSIS

Analysis Date **August 2015**

PROPERTY

Property Hamtramck - 1 unit retail
Property Address 10016 Joseph Campau
 Hamtramck, MI

PURCHASE INFORMATION

Property Type Commercial
Purchase Price \$100,000
Tenants 1
Total Rentable Sq. Ft. 3,528

FINANCIAL INFORMATION

All Cash

LOANS

	Debt	Term	Amortization	Rate	Payment	LO Costs
All Cash						

INCOME & EXPENSES

Gross Operating Income \$16,800
Monthly GOI \$1,400
Total Annual Expenses (\$2,455)
Monthly Expenses (\$205)

CONTACT INFORMATION

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GROSS SCHEDULED INCOME	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800
Total Operating Expenses	(\$2,455)	(\$2,455)	(\$2,455)	(\$2,455)	(\$2,455)	(\$2,455)	(\$2,455)	(\$2,455)	(\$2,455)	(\$2,455)
NET OPERATING INCOME	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345
Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345	\$14,345
Cash On Cash Return b/t	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%

Footnotes: b/t = before taxes;a/t = after taxes

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent Multiplier	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95
Capitalization Rate	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%
Cash On Cash Return b/t	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%
Cash On Cash Return a/t	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%	14.35%
Debt Coverage Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gross Income per Sq. Ft.	\$4.76	\$4.76	\$4.76	\$4.76	\$4.76	\$4.76	\$4.76	\$4.76	\$4.76	\$4.76
Expenses per Sq. Ft.	(\$0.70)	(\$0.70)	(\$0.70)	(\$0.70)	(\$0.70)	(\$0.70)	(\$0.70)	(\$0.70)	(\$0.70)	(\$0.70)
Net Income Multiplier	6.97	6.97	6.97	6.97	6.97	6.97	6.97	6.97	6.97	6.97
Operating Expense Ratio	14.61%	14.61%	14.61%	14.61%	14.61%	14.61%	14.61%	14.61%	14.61%	14.61%
Loan To Value Ratio	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Footnotes: b/t = before taxes; a/t = after taxes

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Lease Rent Roll



Steve Eisenshtadt, CCIM
248-848-3535

Suite	Tenant	Start Date	Expire Date	RSF	\$/RSF	Annualized Rent	Tenant Improvements	Commissions	Renewal Term	Renewal Increase	Notes
1	Dollar Store		01/02/1900	3,528	\$4.76	\$16,800	\$0.00	\$0.00	1 year	NA	