

**ANALYSIS**

**Analysis Date**                      **September 2015**

**PROPERTY**

**Property**                              Hamtramck - 6 Unit Retail  
**Property Address**                10200-10242 Joseph Campau  
    Hamtramck, MI

**PURCHASE INFORMATION**

**Property Type**                      Commercial  
**Purchase Price**                    \$885,000  
**Tenants**                                6  
**Total Rentable Sq. Ft.**            25,288  
**Resale Valuation**                  10.0% (capitalization of noi)  
**Resale Expenses**                  8.0%

**FINANCIAL INFORMATION**

**All Cash**

**LOANS**

	<b>Debt</b>	<b>Term</b>	<b>Amortization</b>	<b>Rate</b>	<b>Payment</b>	<b>LO Costs</b>
<b>All Cash</b>						

**INCOME & EXPENSES**

**Gross Operating Income**            \$102,100  
**Monthly GOI**                            \$8,508  
**Total Annual Expenses**            (\$19,833)  
**Monthly Expenses**                    (\$1,653)

**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 Rent Multiplier	5.96	8.57	7.78	8.69	8.70	7.92	8.79	8.80	8.05	8.88
Capitalization Rate	9.30%	13.48%	13.28%	14.83%	14.95%	14.70%	16.31%	16.42%	16.13%	17.80%
Cash On Cash Return b/t	9.30%	13.48%	13.28%	14.83%	14.95%	14.70%	16.31%	16.42%	16.13%	17.80%
Cash On Cash Return a/t	9.30%	13.48%	13.28%	14.83%	14.95%	14.70%	16.31%	16.42%	16.13%	17.80%
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.	\$5.46	\$5.50	\$5.98	\$5.98	\$6.01	\$6.49	\$6.49	\$6.53	\$7.01	\$7.01
Expenses per Sq. Ft.	(\$0.78)	(\$0.78)	(\$0.78)	(\$0.78)	(\$0.78)	(\$0.78)	(\$0.78)	(\$0.78)	(\$0.78)	(\$0.78)
Net Income Multiplier	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Operating Expense Ratio	19.43%	14.26%	14.44%	13.13%	13.04%	13.23%	12.08%	12.01%	12.20%	11.18%
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

