

**ANALYSIS**

**Analysis Date**                    **August 2015**

**PROPERTY**

**Property**                            Hamtramck - 4 unit apartment + 3 unit retail  
**Property Address**                10326 Joseph Campau  
    Hamtramck, MI

**PURCHASE INFORMATION**

**Property Type**                    Mixed-Use  
**Purchase Price**                    \$200,000  
**Tenants**                                7  
**Total Rentable Sq. Ft.**            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**                \$55,680  
**Monthly GOI**                                \$4,640  
**Total Annual Expenses**                (\$21,282)  
**Monthly Expenses**                        (\$1,774)

**CONTACT INFORMATION**

**Steve Eisenshtadt, CCIM**  
**248-848-3535**  
**steve.eisenshtadt@freg.com**

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.

Hamtramck - 4 unit apartment + 3 unit retail

## Cash Flow Analysis



10326 Joseph Campau  
Hamtramck, MI

Steve Eisenshtadt, CCIM  
248-848-3535

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>GROSS SCHEDULED INCOME</b>	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680
<b>Total Operating Expenses</b>	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)
<b>NET OPERATING INCOME</b>	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398
<b>Loan Payment</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>NET CASH FLOW (b/t)</b>	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398
<b>Cash On Cash Return b/t</b>	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%

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

Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<b>GROSS SCHEDULED INCOME</b>	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680	\$55,680
<b>Total Operating Expenses</b>	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)	(\$21,282)
<b>NET OPERATING INCOME</b>	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398
<b>Loan Payment</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>NET CASH FLOW (b/t)</b>	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398	\$34,398
<b>Cash On Cash Return b/t</b>	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%

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	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59
Capitalization Rate	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%
Cash On Cash Return b/t	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%
Cash On Cash Return a/t	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%
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.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses per Sq. Ft.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income Multiplier	5.81	5.81	5.81	5.81	5.81	5.81	5.81	5.81	5.81	5.81
Operating Expense Ratio	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%
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

Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Gross Rent Multiplier	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59
Capitalization Rate	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%
Cash On Cash Return b/t	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%
Cash On Cash Return a/t	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%	17.20%
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.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses per Sq. Ft.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income Multiplier	5.81	5.81	5.81	5.81	5.81	5.81	5.81	5.81	5.81	5.81
Operating Expense Ratio	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%	38.22%
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

Lease Rent Roll



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Suite	Tenant	Start Date	Expire Date	RSF	\$/RSF	Annualized Rent	Tenant Improvements	Commissions	Renewal Term	Renewal Increase	Notes
A1	Apartment 1		01/02/1900	0	NA	\$7,200	\$0.00	\$0.00	1 year	NA	
A2	Apartment 2		01/02/1900	0	NA	\$7,200	\$0.00	\$0.00	1 year	NA	
A3	Apartment 3		01/02/1900	0	NA	\$7,200	\$0.00	\$0.00	1 year	NA	
A4	Apartment 4		01/02/1900	0	NA	\$7,200	\$0.00	\$0.00	1 year	NA	
R1	Dollar Store		01/02/1900	4,000	\$3.60	\$14,400	\$0.00	\$0.00	1 year	NA	
R2	Art Gallery		01/02/1900	4,000	\$0.90	\$3,600	\$0.00	\$0.00	1 year	NA	
R3	Kirate		01/02/1900	3,282	\$2.71	\$8,880	\$0.00	\$0.00	1 year	NA	