

Multi-Family Property Analysis

4215 Shreve Address

\$70,000.00 Total Cost

Cash on Cash - 10% down

27.88%

Cash on cash - 20% down

23.53%

Cap Rate

11.09%

Monthly Rents

	Annual increase of	1st Year	2nd Year	3rd Year	4th Year	5th Year
Apartment 1	5%	\$500.00	\$525.00	\$551.25	\$578.81	\$607.75
Apartment 2		\$530.00	\$550.00	\$577.50	\$606.38	\$636.69
Apartment 3		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Apartment 4		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GROSS RENT		\$1,030.00	\$1,075.00	\$1,128.75	\$1,185.19	\$1,244.45
Vacancy Rate	7%	-\$72.10	-\$75.25	-\$79.01	-\$82.96	-\$87.11
NET RENT		\$957.90	\$999.75	\$1,049.74	\$1,102.22	\$1,157.34

Expenses

	Monthly	1st Year	2nd Year	3rd Year	4th Year	5th Year
Taxes	\$66.67	\$800.00	\$824.00	\$848.72	\$874.18	\$900.41
Insurance	\$58.33	\$700.00	\$721.00	\$742.63	\$764.91	\$787.86
Sewer/water	\$50.00	\$600.00	\$618.00	\$636.54	\$655.64	\$675.31
Lawn care	\$50.00	\$600.00	\$618.00	\$636.54	\$655.64	\$675.31
Maintenance	\$85.83	\$1,030.00	\$1,060.90	\$1,092.73	\$1,125.51	\$1,159.27
Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL (Annual increase of)	3%	\$310.83	\$3,730.00	\$3,841.90	\$3,957.16	\$4,075.87

Financing

	Cash down	Loan amount	Interest rate	Term	Payment
10% down	\$7,000.00	\$63,000.00	8.50%	30	-\$484.42
20% down	\$14,000.00	\$56,000.00	7.00%	30	-\$372.57

5-Year Outlook (10% Down)

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Monthly Cashflow	\$162.65	\$195.18	\$235.56	\$278.15	\$323.07
Annual Cashflow	\$1,951.81	\$2,342.11	\$2,826.71	\$3,337.83	\$3,876.89
Cumulative Cashflow	\$1,951.81	\$4,293.93	\$7,120.64	\$10,458.47	\$14,335.36
Annual Principal Paid Down	\$476.26	\$518.35	\$564.17	\$614.04	\$668.31
Cumulative Principal Paid Down	\$476.26	\$994.61	\$1,558.78	\$2,172.82	\$2,841.13
Cash on Cash Return	27.88%	33.46%	40.38%	47.68%	55.38%
Cap Rate	11.09%	11.65%	12.34%	13.07%	13.84%

5-Year Outlook (20% Down)

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Monthly Cashflow	\$274.50	\$307.02	\$347.41	\$390.00	\$434.92
Annual Cashflow	\$3,293.97	\$3,684.27	\$4,168.86	\$4,679.99	\$5,219.05
Cumulative Cashflow	\$3,293.97	\$6,978.23	\$11,147.09	\$15,827.08	\$21,046.13
Annual Principal Paid Down	\$568.85	\$609.98	\$654.07	\$701.35	\$752.05
Cumulative Principal Paid Down	\$568.85	\$1,178.83	\$1,832.90	\$2,534.25	\$3,286.31
Cash on Cash Return	23.53%	26.32%	29.78%	33.43%	37.28%
Cap Rate	11.09%	11.65%	12.34%	13.07%	13.84%

Analysis courtesy of Matt Kastner



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*This spreadsheet is for informational purposes only. It makes various assumptions and estimates and does not include other pertinent information such as taxes, time value of money, major repairs, appreciation or closing costs.