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PurchasePrice f_x 1200000

Cap Rate Analysis, Pro-Forma Projections and Discount Cashflow Analysis

- Go To Sensitivity Analysis
- Support
- Tips for Use
- UPGRADE TO PREMIUM
- View Video Tutorial on Analysis Interface
- Go to Definitions

VIEW REPORTS		ASSUMPTIONS PANEL	
PRINT REPORTS		what is this?	
Purchase Price and Rent/Expense Growth Assumptions:		Holding period, Resale and IRR Assumptions:	
Purchase Price	\$1,200,000.00	Holding Period (in Years)	12
1st Year Monthly Cashflow (Pre-Tax)	\$2,230.64	Type of Market Value/Resale Price Calculation:	Set Cap Rate
1st Year Annual Cash on Cash Return (Pre-Tax)	8.72%	Resale Cap Rate Assumed As:	9%
Same Rent Growth Rate for Each Unit Type?	Yes	Discount Rate for PV Analysis	10%
Annual Growth Rate for all Apartments	3%	For MIRR Calculation:	
Same Growth Rate for Each Op Expense?	Yes	Interest Rate Paid for Equity	10%
Annual Growth Rate for all Apartments	3%	Reinvestment Rate Received	20%
		Purchase Date(mm/dd/yyyy)	12/5/2009
		Tax Assumptions:	
		Designation for Handling Passive Losses:	Passive Participant
		Assume Land to be	27.5 Years
		Tax Bracket % (Fed + State)	20% % of Total Value
		Capital Gains %	30%
			20%

RESULTS PANEL			
First Year Ratios	Projected Performance	Cash Flow and Equity Summary	Proceeds of Sale in Year 12
Cap Rate	8.92%	Resale Price	1,641,192
Gross Rent Multiplier (GRM)	7.69	Holding Term	12 Years
\$/SqFoot	52.86	After-Tax IRR	15.19%
Debt Coverage Ratio (DCR)	1.33	After-Tax MIRR	16.90%
Debt Yield	11.15%	Cumulative Cash/Cash (ROI)	360.63%
Payback period	11.47	Initial Cash Investment	(307,000.00)
Break-Even Ratio	79.76%	Capital Improvement Outlays After Year 1	-
\$/Unit	37,500	Cash Received Over Holding Period (After-Tax)	469,389.76
		Cash Received At Sale (After-Tax)	637,758.70
		Total Net Cash	800,148.46
		Equity at end of Holding Period	888,265.32
		Sales Price	1,641,192.37
		1st Mortgage Payoff	(636,339.14)
		2nd Mortgage Payoff	(180,000.00)
		Cost of Sale (6%)	(98,471.54)
		Capital Gains	(152,035.07)
		After-Tax Cash	574,346.61

