



Property Info

El Campo Shopping Center

Type: Shopping Center

List Price	\$1,550,000	INTEREST	5.00%
Purchase Price	\$1,550,000	% DOWN	30%
Down Payment	\$465,000	Months Amort.	300
Other Acq. Costs	\$0	Estimate Total Payment	(\$6,342.80)
Cash In >	\$465,000	Annual Total Payments	(\$76,113.62)

OPERATION COSTS:	Annual Cost
Management	\$0
Accounting	\$400
common area exp.	
Repairs	\$0
Maintenance	\$750
Insurance	\$4,650
Janitorial	\$0
Supplies	
Prop/op taxes	\$21,847
Other	
Light	\$2,311
Water	\$3,217
TRASH	\$838
GAS	\$0
Lawn	\$1,977
<b>Total Operating Exp ----&gt;</b>	<b>\$35,990</b>

Name	# of Units	Monthly Rent	Potential		Annual Occupied	Month NNN	Annual NNN	Lease Start	Lease End
			Annual	Occup %					
Mattress One	unit 1	\$ 4,025.00	\$ 48,300	100	\$48,300.00	\$ 1,233.60	\$14,803.20	1/1/2016	1/1/2019
Nails	unit 2	\$1,615.00	\$ 19,380	100	\$19,380.00	\$385.00	\$4,620.00	1/1/2015	1/1/2020
Rent a Center	unit 3	\$ 4,042.50	\$ 48,510	100	\$48,510.00	\$1,428.00	\$17,136.00	1/1/2016	1/1/2021
<b>TOTAL</b>			<b>\$ 9,682.50</b>	<b>\$ 116,190.00</b>	<b>\$116,190</b>	<b>\$3,047</b>	<b>\$36,559</b>		

Vacancy & credit loss % as whole #. will convert to % ---> 3.6

Gross Potential Income -----> \$ 152,749.20 [ [http://realestate.about.com/od/knowthetmath/ht/return\\_equity\\_f.htm](http://realestate.about.com/od/knowthetmath/ht/return_equity_f.htm) ] Potential Net Income \$116,759 [ Potential Cap Rate [4] 7.53%

Gross Operating Income -----> \$144,384

Gross Rent Multiplier or GRM -----> 10.15 Net Operating Income -> \$116,759 [5]

Cash Flow Before Taxes (CFBT) Capitalization Rate -> 7.5%

Net Operating Income -----> \$116,759 ST/Fed Income Taxes \$11,676

Enter Debt Service -----> \$76,114

Capital Expenditures -----> 0 Cash Flow After Taxes (CFAT) -----> \$28,970

Loan Proceeds In -----> 0 Break-Even Ratio ---> 78%

Interest Earned In -----> 0 Return on Equity Year One -----> 6.2%

Cash Flow Before Taxes -----> \$40,646

10% TAX BRACKET



[1] I7Dell:

[2] 100% OCCUPIED

[3] POTENTIAL INCOME ANALYSIS

[4] At 100% Occupied

[5] Actual Income