

# Wyatt's Corner Condo 101A

\$

926,000

\$ 431 /sf

Rent Roll	Gross Rent Rate	Square Feet	Total Annual Rents	Total Monthly Rents	Annual Dues	Annual Taxes	Monthly Base Rents	Annual Base Rents
Leased, 781 sf								
Owner Occupied, 1,367 sf	\$ 32.67	2,148	\$70,174	\$5,798	\$14,929	\$4,906	\$4,195	\$50,339
\$ 23.44 /sf								

Comparables	Sold Date	Sqft	Price	\$/SF
Wyatt Way Courtyards, Unit 100	Listed for Sale	752 sf	\$ 398,000	\$ 529 /sf
Wyatt Way Courtyards, Unit 204	4/25/23	498 sf	\$ 300,000	\$ 602 /sf
Wyatt Way Courtyards, Unit 208	6/7/24	1,126 sf	\$ 398,000	\$ 353 /sf
				Unfinished
				\$ 495 /sf
				Average \$/SF

## SWAGs

Vacancy Rate	5.00%
Annual Increase to Rents	3.00%
Annual Increase to OpEx	3.00%
Operating Expenses/Direct Expenses	\$ 19,835
Investor's Marginal Tax Rate:	36%
CAP Rate Used at Disposition:	5.36%
Capital Gains Tax at Disposition:	15.00%
Cost of Sale at Disposition:	9.00%

## Financing at 0%

Min. DSCR/Max LTV:	1.00	0.00%
Loan Amount:	\$0	
Interest rate	5.000%	
Amortization period (years)	25	
Loan term (years)	10	
Loan Costs	0.00%	

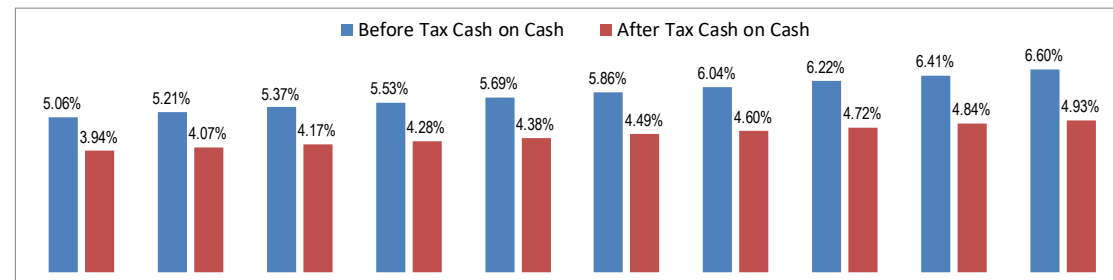
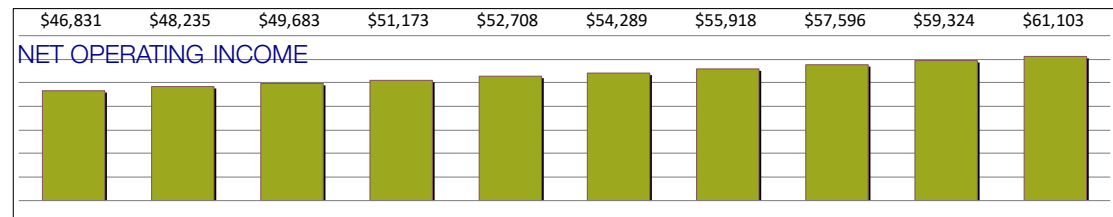


Acquisition Price	\$926,000
Plus Loan Costs	0
Minus Mortgages	0
<b>Initial Investment</b>	<b>\$926,000</b>

Income	\$70,174
Vacancies	(\$750)
Operating Income	\$69,424
Operating Expenses	(\$19,835)
Net Operating Income	\$49,589

Actual DSCR	N/A
Actual LTV	N/A
Monthly Principal & Interest	\$ -

Sales Price	\$ 926,000
CAP Rate	5.36%



## INVESTMENT CASH FLOW SUMMARY:

### Before Tax Cash Flows:

Equity Required:	Cash on Cash
Year 1	\$ 926,000 5.06%
Year 2	\$46,831 5.06%
Year 3	\$48,235 5.2%
Year 4	\$49,683 5.4%
Year 5	\$51,173 5.5%
Year 6	\$52,708 5.7%
Year 7	\$54,289 5.9%
Year 8	\$55,918 6.0%
Year 9	\$57,596 6.2%
Year 10	\$59,324 6.4%
Year 10	\$61,103 6.6%
Net Proceeds, Sale in Y 10:	\$1,069,250
Profit:	\$680,109

### Before Tax:

ROI (IRR):	6.8%
Multiple:	1.73 x
1st Year CAP Rate:	5.06%
Effective Tax Rate:	36.00%

### After Tax Cash Flows:

Equity Required:	Cash on Cash
Year 1	\$ 926,000 5.06%
Year 2	\$36,524 5.06%
Year 3	\$37,709 5.2%
Year 4	\$38,635 5.4%
Year 5	\$39,589 5.5%
Year 6	\$40,571 5.7%
Year 7	\$41,583 5.9%
Year 8	\$42,625 6.0%
Year 9	\$43,699 6.2%
Year 10	\$44,805 6.4%
Year 10	\$45,958 6.6%
Net Proceeds, Sale in Y 10:	\$1,000,674
Profit:	\$486,072

### After Tax:

ROI (IRR):	5.0%
Multiple:	1.52 x
Effective Tax Rate:	26.27%

