

Overview

Brink Secure Storage

21 Ball Road
Eagle Point, OR 97524

Purchase Info

Square Feet	0
Purchase Price	\$999,999
Initial Cash Invested	\$999,999

Income Analysis

	Monthly	Annual
Net Operating Income	\$3,722	\$44,658
Cash Flow	\$3,722	\$44,658

Financial Metrics

Cap Rate (Purchase Price)	4.5%
Cash on Cash Return (Year 1)	4.5%
Internal Rate of Return (Year 10)	6.9%
Sale Price (Year 10)	\$1,343,915



Purchase Analysis

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Purchase Info	
Purchase Price	\$999,999
+ Buying Costs	\$0
+ Initial Improvements	\$0
= Initial Cash Invested	\$999,999
Square Feet	0

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	16.7
Operating Expense Ratio	17.3%
Cap Rate (Purchase Price)	4.5%
Cash on Cash Return	4.5%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	10.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$70,000

Income	Monthly	Annual
Gross Rent	\$5,000	\$60,000
Vacancy Loss	-\$500	-\$6,000
Operating Income	\$4,500	\$54,000

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (5%)	-\$225	-\$2,700
Insurance (4%)	-\$175	-\$2,100
Taxes (8%)	-\$378	-\$4,542
Operating Expenses (17%)	-\$778	-\$9,342

Net Performance	Monthly	Annual
Net Operating Income	\$3,722	\$44,658
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$3,722	\$44,658

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$60,000	\$61,800	\$63,654	\$67,531	\$78,286	\$105,210	\$141,394
Vacancy Loss	-\$6,000	-\$6,180	-\$6,365	-\$6,753	-\$7,829	-\$10,521	-\$14,139
Operating Income	\$54,000	\$55,620	\$57,289	\$60,777	\$70,458	\$94,689	\$127,255

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	-\$2,700	-\$2,781	-\$2,864	-\$3,039	-\$3,523	-\$4,734	-\$6,363
Insurance	-\$2,100	-\$2,163	-\$2,228	-\$2,364	-\$2,740	-\$3,682	-\$4,949
Taxes	-\$4,542	-\$4,678	-\$4,819	-\$5,112	-\$5,926	-\$7,964	-\$10,704
Operating Expenses	-\$9,342	-\$9,622	-\$9,911	-\$10,515	-\$12,189	-\$16,381	-\$22,015

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$44,658	\$45,998	\$47,378	\$50,263	\$58,269	\$78,308	\$105,240
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$44,658	\$45,998	\$47,378	\$50,263	\$58,269	\$78,308	\$105,240
Cap Rate (Purchase Price)	4.5%	4.6%	4.7%	5.0%	5.8%	7.8%	10.5%
Cap Rate (Market Value)	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%
Cash on Cash Return	4.5%	4.6%	4.7%	5.0%	5.8%	7.8%	10.5%
Return on Equity	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$1,029,999	\$1,060,899	\$1,092,726	\$1,159,273	\$1,343,915	\$1,806,109	\$2,427,260
- Loan Balance	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Equity	\$1,029,999	\$1,060,899	\$1,092,726	\$1,159,273	\$1,343,915	\$1,806,109	\$2,427,260
Potential Cash-Out Refi	\$720,999	\$742,629	\$764,908	\$811,491	\$940,741	\$1,264,277	\$1,699,082

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$1,029,999	\$1,060,899	\$1,092,726	\$1,159,273	\$1,343,915	\$1,806,109	\$2,427,260
- Selling Costs	-\$72,100	-\$74,263	-\$76,491	-\$81,149	-\$94,074	-\$126,428	-\$169,908
= Proceeds After Sale	\$957,899	\$986,636	\$1,016,235	\$1,078,124	\$1,249,841	\$1,679,682	\$2,257,352
+ Cumulative Cash Flow	\$44,658	\$90,656	\$138,033	\$237,095	\$511,954	\$1,199,977	\$2,124,623
- Initial Cash Invested	-\$999,999	-\$999,999	-\$999,999	-\$999,999	-\$999,999	-\$999,999	-\$999,999
= Net Profit	\$2,558	\$77,293	\$154,270	\$315,220	\$761,796	\$1,879,660	\$3,381,976
Internal Rate of Return	0.3%	3.9%	5.1%	6.1%	6.9%	7.2%	7.3%
Return on Investment	0%	8%	15%	32%	76%	188%	338%

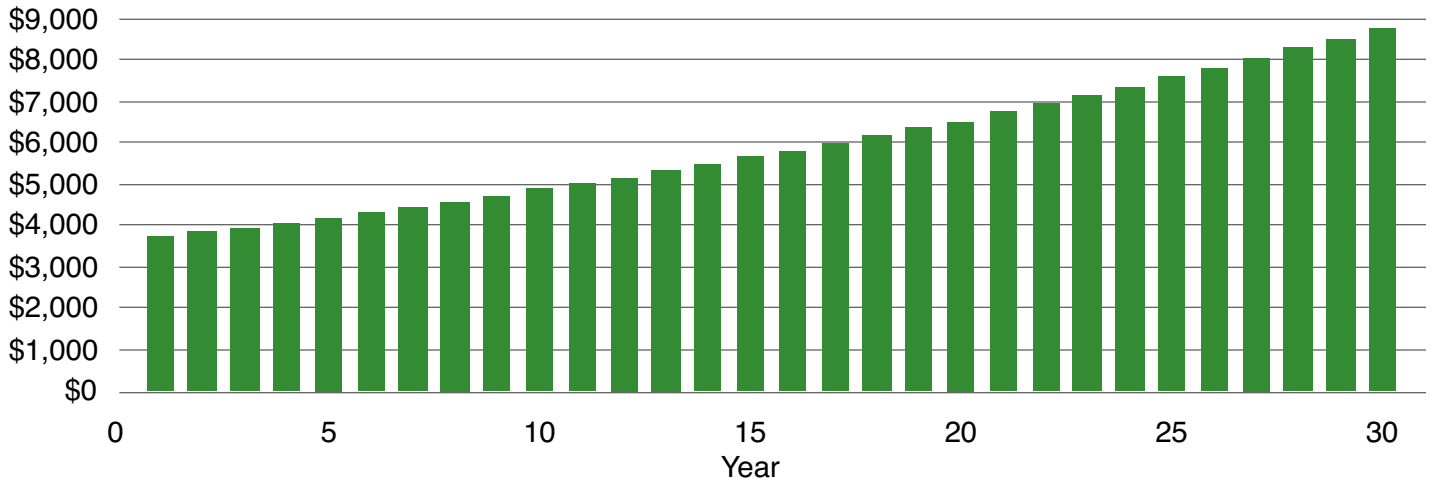
Graphs

Brink Secure Storage

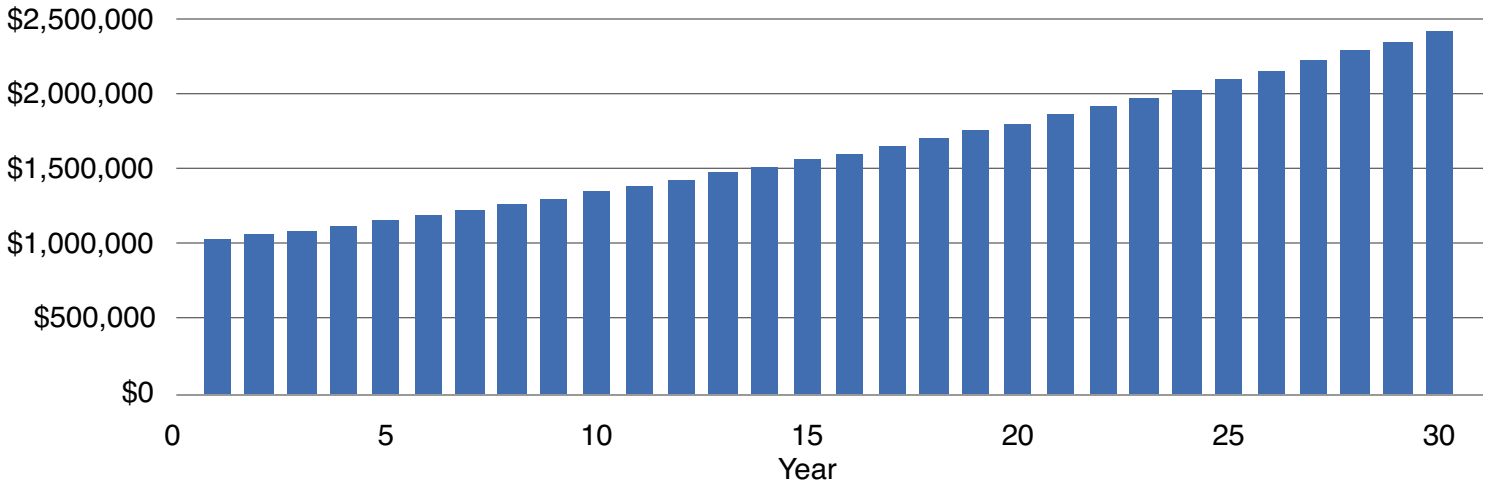
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Monthly Cash Flow



Market Value



Internal Rate of Return (IRR)

