

## Quick Analysis Report

Property

Name	5333-5385 Rogue River Hwy
Type	Apartment Complex
Location	5333-5385 Rogue River Hwy Rogue River, Or 0 SF

Assumptions

Discount Rate for PV	10.00%
Capitalization Rate for Resale	7.00%

Income & Expenses

Gross Scheduled Income	120,000
+ 5.00% every year	
Vacancy & Credit Loss (5%)	6,000
Operating Expenses	
Insurance	2,318
+ 3.00% every year	
Taxes	4,509
+ 3.00% every year	
Other Operating Expenses	21,459
Total Operating Expenses	28,286
Net Operating Income	85,714

Capital ImprovementsFinancial Measures

	2026	2029	2032	2035
Capitalization Rate	6.86%	8.24%	9.85%	11.72%
Debt Coverage Ratio	1.24	1.50	1.79	2.13
Internal Rate of Return	-23.13%	12.05%	15.72%	16.42%
Present Value, at 10.00%	1,113,181	1,231,633	1,332,895	1,419,600
Gross Income Multiplier	10.20	10.60	10.94	11.24
Cash-on-Cash Return	3.63%	7.38%	11.73%	16.77%
Gross Income per RSF	n/a	n/a	n/a	n/a
Operating Expense Ratio	24.81%	21.91%	19.38%	17.17%
Operating Expenses per RSF	n/a	n/a	n/a	n/a

Purchase

Price, Real Property	1,250,000
Cash Investment (37%)	462,500
Closing Costs	25,000

Financing

Loan Amount (65% LTV)	812,500
Interest Rate	25 year term 7.00%

Cash Flow

Net Operating Income	85,714
Debt Service	68,911
Cash Flow Before Taxes	16,803
Cash-on-Cash Return	3.63%

Resale

Sale at end of year	2035
Cost of sale	146,482
Selling price	2,092,600