

88 NE 154 St Miami

Property Investment Report

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88 NE 154 St Miami

Asking Price: \$375,750

Square Feet: 3,120

Address: 88 NE 154th St
Miami, FL 33162
United States

5-Year Cash Flow Projection

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	CAGR %
Rental Income	59,400	60,885	62,407	63,967	65,566	2.5%
Vacancy Rate	--	--	--	-0	--	--
Other Revenues	--	--	--	--	--	--
Revenues	\$59,400	\$60,885	\$62,407	\$63,967	\$65,566	2.5%
Expenses	-17,325	-17,758	-18,202	-18,657	-19,124	2.5%
Net Operating Income	\$42,075	\$43,127	\$44,205	\$45,310	\$46,443	2.5%
Financing	--	--	--	--	--	nm
Non-Real Estate Taxes	--	--	--	--	--	nm
Operating Cash Flows	\$42,075	\$43,127	\$44,205	\$45,310	\$46,443	2.5%
Capital Expenditures	--	--	--	--	--	
Purchase Expenses	7,515					
Operating Expense Ratio	29.2%	29.2%	29.2%	29.2%	29.2%	



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(100% of Asking Price)

Price per Square Foot: \$120

5-Year Valuation Metrics

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5
Capitalization Rate	11.2%	11.5%	11.8%	12.1%	12.4%
Cash on Cash Return	11.0%	11.3%	11.5%	11.8%	12.1%
Internal Rate of Return	4.0%	8.6%	10.3%	11.1%	11.6%
Gross Rent Multiplier	6.3x	6.2x	6.0x	5.9x	5.7x

Loan Balances & Projected Equity

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5
Market Value	\$383,265	\$390,930	\$398,749	\$406,724	\$414,858
Loan Balances	--	--	--	--	--
Equity	\$383,265	\$390,930	\$398,749	\$406,724	\$414,858
Loan-to-Value	0.0%	0.0%	0.0%	0.0%	0.0%



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35-Year Cash Flow Projection

	Yr. 10	Yr. 15	Yr. 20	Yr. 25	Yr. 30	Yr. 35
Rental Income	74,182	83,931	94,960	107,438	121,557	137,530
Vacancy Rate	-6,977	-7,894	-8,931	-10,104	-11,432	-12,935
Other Revenues	--	--	--	--	--	--
Revenues	\$67,206	\$76,037	\$86,029	\$97,334	\$110,124	\$124,595
Expenses	-19,602	-22,177	-25,092	-28,389	-32,120	-36,340
Net Operating Income	\$47,604	\$53,860	\$60,937	\$68,945	\$78,005	\$88,255
Financing	--	--	--	--	--	--
Non-Real Estate Taxes	--	--	--	--	--	--
Operating Cash Flows	\$47,604	\$53,860	\$60,937	\$68,945	\$78,005	\$88,255
Operating Expense Ratio	29.2%	29.2%	29.2%	29.2%	29.2%	29.2%



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35-Year Valuation Metrics

	Yr. 10	Yr. 15	Yr. 20	Yr. 25	Yr. 30	Yr. 35
Capitalization Rate	14.0%	15.8%	17.9%	20.3%	22.9%	25.9%
Cash on Cash Return	13.7%	15.5%	17.6%	19.9%	22.5%	25.4%
Internal Rate of Return	12.6%	13.0%	13.2%	13.3%	13.4%	13.4%
Gross Rent Multiplier	5.1x	4.5x	4.0x	3.5x	3.1x	2.7x

Loan Balances & Projected Equity

	Yr. 10	Yr. 15	Yr. 20	Yr. 25	Yr. 30	Yr. 35
Market Value	\$458,037	\$505,710	\$558,345	\$616,457	\$680,619	\$751,458
Loan Balances	--	--	--	--	--	--
Equity	\$458,037	\$505,710	\$558,345	\$616,457	\$680,619	\$751,458
Loan-to-Value	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



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Financing Assumptions

Cash Equity: \$383,265
(100% of Total Financing)

1st Mortgage: \$0
(0% of Total Financing)

Term: 0 yrs.

Rate: 0.00%

Annual Payment: \$0

Debt Coverage Ratio: 0.00

2nd Mortgage: \$0
(0% of Total Financing)

Term: 0 yrs.

Rate: 0.00%

Annual Payment: \$0

Debt Coverage Ratio: 0.00

Year 1 Expenses

RE Taxes Incl Trash 5,325

Maintenance 1,200

Insurance Fire Only 2,400

Electric 6,000

Water 1,200

Cable 1,200

Total \$17,325



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Rent Roll

Residential

Name	Status	B/B	Square Feet	Monthly		Annual Rent	Yr. 1 CapEx
				Rent	per Sq. Ft.		
2/2	Market	--	--	1,300	nm	15,600	--
1/1	Market	--	--	850	nm	10,200	--
Studio	Market	--	--	700	nm	8,400	--
Studio 2	Market	--	--	700	nm	8,400	--
Studio 3	Market	--	--	700	nm	8,400	--
Studio 4	Market	--	--	700	nm	8,400	--
Sub-Totals:				4,950		59,400	



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