

Investment Property Analysis



500 Jimmy Ann Dr Daytona Beach
FL 32114

Market Value \$30.000.000

NOI \$2.470.248 annual \$205.854 p/mo

Cash Flow \$536.882 annual \$44.740 p/mo

Cap Rate 8,2%

Maximum Offer \$29.762.024 **-\$237.976**

Cap Rate 8,3%

Negotiation -0,8%



Property Information

ADDRESS

Nr Street, City

500 Jimmy Ann Dr Daytona Beach

State, Zip Code

FL 32114

DESCRIPTION

Property Type

App. Units

Units

384

Beds

1/2/3Br

Baths

1/2Ba

Parking

Private Lot

Square Footage Building

322.084

32.208 m2

Square Footage Lot size

m2

Year Built

1985

Zoning

Residential

Section 8 Approved

Type Building

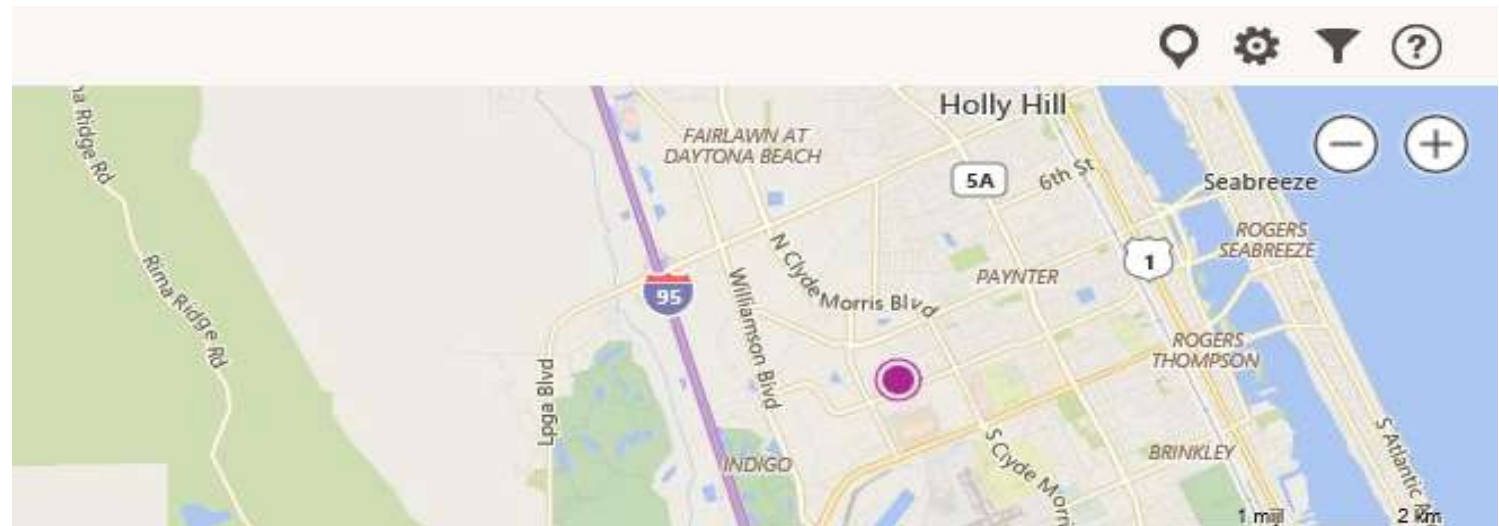
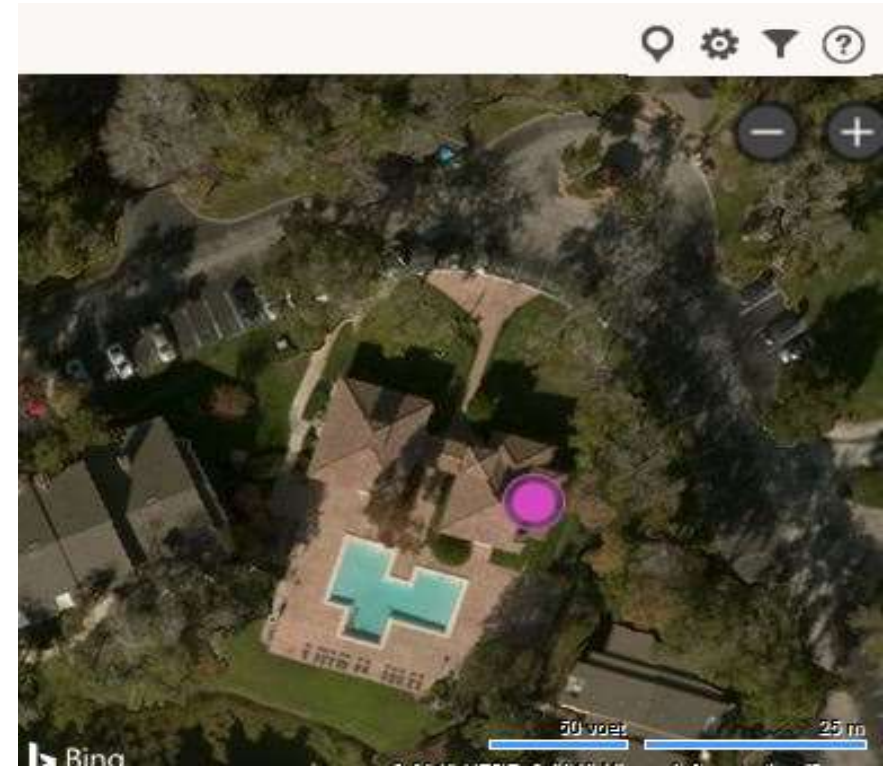
B

Type Location

A

MLS Number

CALCULATOR	
SQFOOT	<input type="text"/>
ACRES	<input type="text"/>
CONVERT	
<input type="text"/>	ACRES
<input type="text"/>	SQFOOT



Property Analysis Buy&Hold

500 Jimmy Ann Dr Daytona Beach
FL 32114

Note: Input Value by User
 Auto Calculated Value by Tool
● Green Light = GO | ● Red Light = NO GO | ● Orange Light = Please verify pro forma, something is off market

PROPERTY PURCHASE

Market Value		\$30.000.000	
Discount /Profit	20%	\$6.000.000	
			-/-
Purchase Price		\$24.000.000	

Purchase Evaluation

DownPayment Percentage		30%	
Down Payment (DP)		\$9.000.000	-/-
Finance/Loan Amount (Needed)		\$21.000.000	
Cost of Purchase		\$1.200.000	
Cost of Repair		\$3.000.000	
Down Payment		\$9.000.000	+/+
Cash Investment Out-Of-Pocket		\$12.000.000	
Price per Square Foot		\$93	

1. Downpayment

Residential	5%	20%	<input type="radio"/>
FHA		3,5%	<input type="radio"/>
Commercial	20%	30%	<input checked="" type="radio"/>

3

2. Cost of Purchase/ Acquisition (COP)

Home Inspection			
Appraisal			
Buyer Closing Costs			
Finders Fee			5%
Agent Commission		+/+	6%
Autocalc with	4%	\$1.200.000	<input type="radio"/> Input <input checked="" type="radio"/> Autocalc

2

3. Cost of Rehab/Repair (COR)

Cosmetic Minor	\$0	
Cosmetic Mayor	\$0	
Structural	\$0	
Fixtures/Appliances	\$0	
Landscaping	\$0	
Contingency Factor	\$0	0 %
Autocalc with	10%	\$3.000.000

2

Property Analysis Buy&Hold

500 Jimmy Ann Dr Daytona Beach
FL 32114

Note: Input Value by User
 Auto Calculated Value by Tool

PROPERTY FINANCING

Loan

Mortgage (MV - Down Payment) **\$21.000.000**

Loan **5,3%**

	Monthly	Annual
Loan Payment	\$117.762	\$1.413.149
Loan Interest	\$92.750	\$1.113.000
Loan Principal	\$25.012	\$300.149

Loan To Value **70,0%**



Sales Projection Rate

Residential Avg **5,4%**
 Commercial Avg **3,0%**



Projected Sales Price

Next Year **\$30.900.000** Autocalc WAAR

Market Value Pro Forma

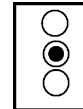
Year	FG	FV
1	1,030	\$30.900.000
2	1,061	\$31.827.000
3	1,093	\$32.781.810
5	1,159	\$34.778.222
10	1,344	\$40.317.491
20	1,806	\$54.183.337
30	2,427	\$72.817.874

Future Growth=
 $(1+AnnRate)^Y$

Future Value =
 $(FG*MV)$

1. Loan Interest Rate

Residential **4,3%**
 Commercial **5,3%**
 Hard/Soft Lender **11,0%**



2

2. Loan Information

Loan Type **Conventional loan**
 Loan Payment Type **Repayment mortgage**
 Loan Term **30 year**
 Loan Payments # **12 year**
 Payment Term **0**

Loan Principle & Interest Comparison

30 Year Mortgage Rate **5,3%**
 15 Year Mortgage Rate **4,3%**

	Monthly	Annual
30 Year Principle & Interest Amount	\$117.762	\$1.413.149
15 Year Principle & Interest Amount	\$104.921	\$1.259.053

3. Market Assumption Values

Appreciation **3,0%** Depreciation **27,5**
 Income Increase **3,0%** Land Value **\$200.000**
 Expenses Increase **3,0%** Cap Gain Tax **37,0%**
 VCL **3,0%**
 Selling Costs **3,0%**

2

PMT	Rate	Nper	PV	FV
€ 1.413.149	5,3%	30	\$21.000.000	\$0
-1413149				0
	5,3%		30,00	
			360,0	€ 21.000.001
1413149				€ 5

Property Analysis Buy&Hold

500 Jimmy Ann Dr Daytona Beach
FL 32114

Note: Input Value by User
 Auto Calculated Value by Tool
 Green Light = GO | Red Light = NO GO | Orange Light = Please verify pro forma, something is off market

OPERATIONAL INCOME

Type/ Variant	# Units	Mnth Rent	Potential Annual Income	(1- Vacancy %) Occupance Rate	Annual Occupied Income
Mix (3Br/2Ba)	384	\$1.000	\$4.608.000	97,0%	\$4.469.760
Mix (2Br/1Ba)					
	384	(Sum=PAI)	\$4.608.000	(Sum=OI)	\$4.469.760

Vaccancy & Credit Loss (VCL) 3,0%

Additional Income (AI)

Parking	300	\$5	\$18.000
Laundry	1	\$300	\$3.600
			\$21.600

OPERATIONAL COSTS (OPEX)

TAXES Operational

- A**ccounting
 - I**nurance
 - L**egal
 - U**tilities (Gas /Water /Electricity/ Sewer/ Garbage)
 - P**roperty Mgmt (10% GOI)
 - R**epairs
 - O**ther
 - M**aintenance (10% GPI)
 - S**afety (Fire)
- If - No Data Available - Select Autocalc

	\$0	<input type="checkbox"/> Autocalc	ORWAAR
	\$0	<input type="checkbox"/> Autocalc	ORWAAR
	\$2.021.112	<input checked="" type="checkbox"/> Autocalc	WAAR

OPEX	\$2.021.112	
1-4 Units = 25-35% GOI		
5+ Units = 35-45% GOI	45,0%	

	Monthly	Annual
Gross Potential Income (GPI)	\$385.800	\$4.629.600
<i>(PAI + AI)</i>		
Gross Operating Income (GOI)	\$374.280	\$4.491.360
<i>(OI + AI)</i>		
Net Operating Income (NOI)	\$205.854	\$2.470.248
<i>(GOI - OPEX)</i>		

CASHFLOW

Net Operating Income (NOI)		\$2.470.248	
Debt Service DS (=Loan Payment)	\$117.762	\$1.413.149	-/-
Capital Expenditures (CAPEX)	\$9.600	\$115.200	-/-
<i>AVG Year= \$300-\$1000 p/door</i>	\$25	\$300	
CashFlow Before Taxes (CFBT)	\$78.492	\$941.899	
State/ Federal Taxes	43,0%	\$405.017	-/-
<i>WAAR</i>			
CashFlow After Taxes (CFAT)	\$44.740	\$536.882	

Rule of Thumb Check		
>=1% Rule of thumb (CFAT/MV)	1,8%	
>=2% Rule of thumb (CFAT/MV)	1,8%	

Property Analysis Buy&Hold

500 Jimmy Ann Dr Daytona Beach
FL 32114

Note: Input Value by User
 Auto Calculated Value by Tool
 Green Light = GO | Red Light = NO GO | Orange Light = Please verify pro forma, something is off market

PROPERTY RATIOS & RETURNS

PROFITABILITY INVESTMENT Y1

Return on Investment	ROI	60,0%	
Return on Equity (Y1=CFAT/DP)	ROE	6,0%	
Cash on Cash Y1 (CFAT/ (Equity Y1=DP))	CoC	6,0%	
Return on Asset * (CFAT/MV)	ROA	1,8%	
Internal Rate of Return	IRR	9,9%	

* compare performance to similar properties

Note: ROEn = (CFn+ NEIn)/ SPATn ROI= Out Of Pocket Method

RATIOS

Capitalization Rate (NOI / MV)	8,2%	
Break Even Ratio (DS +OPEX/ GOI)	76,5%	
Debt Service Coverage Ratio (NOI/DS)	1,7	
Loan To Value Ratio (LTV= Loan Amount/MV)	70%	
Gross Rent Multiplier (MV/ GPI)	6,5	
Net Rental Yield Ratio (NOI/MV)	8,2%	
Rent to Cost Ratio (NOI/ (MV+ RepairCost))	7,5%	
Rent to Value Ratio (GOI/MV)	15,0%	

Note: In all calculation we consider the Market Value to be the actual Purchase Price.

DEAL MAKER

Valuation to make this deal work at Cap Rate	8,3%	\$29.762.024	-\$237.976
<i>Purchase Price Negotiation</i>			-0,8%
NOI at Cap	8,3%	and current MV should be	\$2.490.000
			-\$19.752
		Mo	Yr
Rent P/Unit		-\$4	-\$51

Property Analysis Buy&Hold

500 Jimmy Ann Dr Daytona Beach
FL 32114

Note: Input Value by User
Auto Calculated Value by Tool
 Green Light = GO | Red Light = NO GO | Orange Light = Please verify pro forma, something is off market

PROPERTY MULTIPLE YEAR PROJECTIONS OVERVIEW

Year	1	2	3	5	10	20	30	Σ
INCOME								
GPI	\$4.629.600	\$4.768.488	\$4.911.543		\$5.210.656	\$6.040.578	\$8.118.032	\$10.909.956
GOI	\$4.491.360	\$4.626.101	\$4.764.884		\$5.055.065	\$5.860.206	\$7.875.627	\$10.584.184
EXPENSE								
OPEX	-/- \$2.021.112	\$2.081.745	\$2.144.198		\$2.274.779	\$2.637.093	\$3.544.032	\$4.762.883
CASHFLOW								
NOI	= \$2.470.248	\$2.544.355	\$2.620.686		\$2.780.286	\$3.223.113	\$4.331.595	\$5.821.301
DS	-/- \$1.413.149	\$1.413.149	\$1.413.149		\$1.413.149	\$1.413.149	\$1.413.149	\$1.413.149
CAPEX	-/- \$115.200	\$118.656	\$122.216		\$129.659	\$150.310	\$202.004	\$271.476
CFBT	= \$941.899	\$1.012.551	\$1.085.321		\$1.237.478	\$1.659.655	\$2.716.442	\$4.136.676
Taxes	-/- \$405.017	\$435.397	\$466.688		\$532.116	\$713.651	\$1.168.070	\$1.778.771
CFAT	\$536.882	\$577.154	\$618.633		\$705.363	\$946.003	\$1.548.372	\$2.357.905
APPRECIATION								
Property Value (PV)	\$30.000.000	\$30.900.000	\$31.827.000		\$33.765.264	\$39.143.196	\$52.605.182	\$70.696.965
		\$900.000	\$927.000		\$983.454	\$1.140.093	\$1.532.190	\$2.059.135
		\$900.000	\$1.827.000		\$3.765.264	\$9.143.196	\$22.605.182	\$40.696.965
								135,7%
LOAN PAYOFF								
Loan Amount	\$21.000.000	\$20.699.851	\$20.383.794		\$19.700.540	\$17.649.214	\$11.555.431	\$1.342.022
Loan Payment	\$1.413.149	\$1.413.149	\$1.413.149		\$1.413.149	\$1.413.149	\$1.413.149	\$1.413.149
Loan Interest	\$1.113.000	\$1.097.092	\$1.080.341		\$1.044.129	\$935.408	\$612.438	\$71.127
Loan Principal	-/- \$300.149	\$316.057	\$332.808		\$369.020	\$477.741	\$800.711	\$1.342.022
Loan Balance (LB)	= \$20.699.851	\$20.383.794	\$20.050.986		\$19.331.519	\$17.171.473	\$10.754.720	\$0
EQUITY BUILD (PV-LB)	= \$9.300.149	\$10.516.206	\$11.776.014		\$15.835.281	\$21.971.722	\$41.850.462	\$70.696.965
TAX. BENEFITS								
Depreciation	\$1.083.636	\$1.083.636	\$1.083.636		\$1.083.636	\$1.083.636	\$1.083.636	\$1.083.636
Loan Interest	+/+ \$1.113.000	\$1.097.092	\$1.080.341		\$1.044.129	\$935.408	\$612.438	\$71.127
	= \$2.196.636	\$2.180.728	\$2.163.977		\$2.127.765	\$2.019.045	\$1.696.074	\$1.154.764
PROFITABILITY								
Cap Rate	8,2%	8,2%	8,2%		8,2%	8,2%	8,2%	8,2%
ROI	60,0%	61,2%	62,3%		64,5%	69,3%	77,2%	83,0%
ROE	6,0%	22,0%	20,5%		18,2%	14,8%	11,8%	10,3%
CoC	6,0%	6,4%	6,9%		7,8%	10,5%	17,2%	26,2%
ROA	1,8%	1,9%	1,9%		2,1%	2,4%	2,9%	3,3%
IRR	-94,0%	-71,5%	-51,5%		-26,7%	-3,3%	7,4%	9,9%
GRM	6,5	6,5	6,5		6,5	6,5	6,5	6,5
Rent to Value	15,0%	15,0%	15,0%		15,0%	15,0%	15,0%	15,0%
DSCR	1,7	1,8	1,9		2,0	2,3	3,1	4,1
Loan To Value	70,0%	67,0%	64,0%		58,3%	45,1%	22,0%	1,9%



\$142.905.370

1587,84%

Property Photos

500 Jimmy Ann Dr Daytona Beach
FL 32114

