

# STARBUCKS EXIT STRATEGY

Purchase Price	\$ 2,339,130
Cash for Down Payment (45%)	\$ 1,052,609
Yearly Cash Flow	\$ 134,500
Monthly Cash Flow	\$ 11,208
Property CAP Rate	\$ 5.75%
10 Years of loan payments	\$ 836,239
6.50% Interest Rate	
10 Years of Depreciation	\$ 1,403,478

10 Year Cash Flow	
10 Year of After Cash Flow	\$ 576,011
Princile Reduction	\$ 149,340
Appreciated Value	\$ 3,142,595
3% Yearly Appreciation	
Federal Capital Gains 23.8%	

California Capital Gains 13.3%	
Depreciation Recapture	
After Tax Cash Flow, Appreciation, Principle Reduction	\$ 1,529,816
Annualized Return	\$ 1,529,816

10 Year Hold Period	Rent
2024 .....	\$ 134,500
2025 .....	\$ 134,500
2026 .....	\$ 134,500
2027 .....	\$ 134,500
2028 .....	\$ 134,500
2029 .....	\$ 147,950
2030 .....	\$ 147,950
2031 .....	\$ 147,950
2032 .....	\$ 147,950
2033 .....	\$ 147,950
<b>Total</b> .....	\$ 1,412,250

Exit Strategy	
Year 11 Rent	\$162,745
Exit Cap Rate	5.15%
Sale Price	\$3,160,097
Tax Free Gain	\$820,967