



Property Information

Address: Sukkur Town City:

General Analysis and Results

Cash to Close	\$40,602.30	Purchase Price	\$2,001.00	Monthly Income	\$14,860.00
Monthly Expenses	\$3,665.73	Monthly Cash Flow	\$11,162.33	50% Rule	212.23%
NOI	\$134,331.24	NIAF	\$133,947.91	Cash on Cash	329.90%
Cap Rate	319.81%	1% Rule	24.67%	Gross Rent Mult.	0.04

Plot Analysis

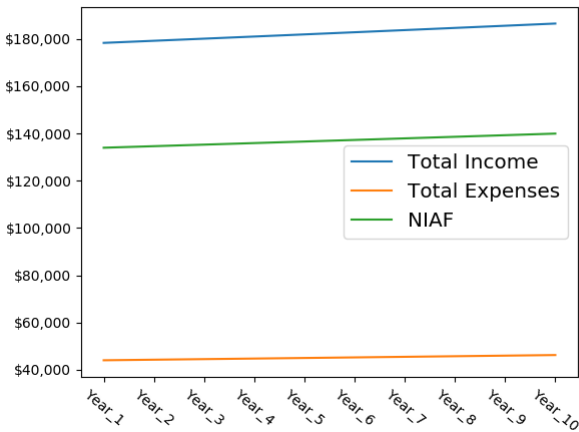


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Total Income	\$178,320.00	\$179,211.60	\$180,107.66	\$181,008.20	\$181,913.24	\$182,822.80	\$183,736.92	\$184,655.60	\$185,578.88
Total Expenses	\$43,988.76	\$44,228.92	\$44,470.42	\$44,713.27	\$44,957.48	\$45,203.06	\$45,450.01	\$45,698.34	\$45,948.06
Fixed Expenses	\$10,107.96	\$10,178.72	\$10,249.97	\$10,321.72	\$10,393.97	\$10,466.73	\$10,539.99	\$10,613.77	\$10,688.07
Variable Expenses	\$33,880.80	\$34,050.20	\$34,220.46	\$34,391.56	\$34,563.52	\$34,736.33	\$34,910.01	\$35,084.56	\$35,259.99
NOI	\$134,331.24	\$134,982.68	\$135,637.24	\$136,294.92	\$136,955.75	\$137,619.74	\$138,286.91	\$138,957.26	\$139,630.82
NOI Growth	0.00%	0.24%	0.32%	0.36%	0.39%	0.40%	0.42%	0.42%	0.43%
Debt Service	\$6,304.46	\$6,202.76	\$6,096.38	\$5,985.11	\$5,868.74	\$5,747.02	\$5,619.70	\$5,486.54	\$5,347.26
NIAF	\$133,947.91	\$134,599.35	\$135,253.91	\$135,911.60	\$136,572.43	\$137,236.42	\$137,903.58	\$138,573.94	\$139,247.50
Property Value	\$32,501.00	\$32,761.01	\$33,023.10	\$33,287.28	\$33,553.58	\$33,822.01	\$34,092.58	\$34,365.32	\$34,640.25
Cash on Cash Return	329.90%	331.51%	333.12%	334.74%	336.37%	338.00%	339.64%	341.30%	342.95%
Cum. CoCR	329.90%	661.41%	994.53%	1,329.27%	1,665.63%	2,003.63%	2,343.28%	2,684.57%	3,027.53%
Total Equity	\$26,196.54	\$26,558.25	\$26,926.72	\$27,302.17	\$27,684.84	\$28,074.99	\$28,472.88	\$28,878.79	\$29,292.99
Percent of Equity	0.81%	0.81%	0.82%	0.82%	0.83%	0.83%	0.84%	0.84%	0.85%
ROI	2.94%	6.27%	9.61%	12.97%	16.34%	19.73%	23.13%	26.56%	30.00%
Total Profit If Sold	\$119,249.64	\$254,208.37	\$389,828.39	\$526,113.06	\$663,065.76	\$800,689.92	\$938,988.96	\$1,077,966.35	\$1,217,625.57
CAGR if Sold	293.70%	169.46%	119.68%	93.29%	76.91%	65.73%	57.58%	51.36%	46.45%