

Property Report



7 Unit Investment Sale | Steps From Hoboken & NYC Transit

201 Hackensack Plank Rd
Weehawken, NJ 07086

Presented by:

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Overview

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Purchase Info

Square Feet (7 Units)	5,264
Purchase Price	\$2,340,000
Initial Cash Invested	\$725,400

Income Analysis

	Monthly	Annual
Net Operating Income	\$12,775	\$153,301
Cash Flow	\$2,422	\$29,062

Financial Metrics

Cap Rate (Purchase Price)	6.6%
Cash on Cash Return (Year 1)	4.0%
Internal Rate of Return (Year 10)	14.8%
Sale Price (Year 10)	\$3,599,323



This is a 7 unit renovated mixed-use property featuring 6 residential apartments and 1 commercial retail store.

Purchase Analysis

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Purchase Info	
Purchase Price	\$2,340,000
- First Mortgage	-\$1,638,000
- Second Mortgage	-\$0
= Downpayment	\$702,000
+ Buying Costs	\$23,400
+ Initial Improvements	\$0
= Initial Cash Invested	\$725,400
Square Feet (7 Units)	5,264
Cost per Square Foot	\$445
Monthly Rent per Square Foot	\$2.95
Cost per Unit	\$334,286
Average Monthly Rent per Unit	\$2,215

Mortgages	First	Second
Loan-To-Cost Ratio	70%	0%
Loan-To-Value Ratio	70%	0%
Loan Amount	\$1,638,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	6.5%	
Payment	\$10,353.27	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	12.6
Operating Expense Ratio	15.1%
Debt Coverage Ratio	1.23
Cap Rate (Purchase Price)	6.6%
Cash on Cash Return	4.0%

Assumptions	
Appreciation Rate	4.4%
Vacancy Rate	3.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$163,800

Income	Monthly	Annual
Gross Rent	\$15,508	\$186,096
Vacancy Loss	-\$465	-\$5,583
Operating Income	\$15,043	\$180,513

Expenses (% of Income)	Monthly	Annual
Insurance (3%)	-\$458	-\$5,500
Taxes (11%)	-\$1,709	-\$20,512
Repairs and Maintenance (1%)	-\$100	-\$1,200
Operating Expenses (15%)	-\$2,268	-\$27,212

Net Performance	Monthly	Annual
Net Operating Income	\$12,775	\$153,301
- Mortgage Payments	-\$10,353	-\$124,239
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$2,422	\$29,062

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$186,096	\$191,679	\$197,429	\$209,453	\$242,813	\$326,320	\$438,547
Vacancy Loss	-\$5,583	-\$5,750	-\$5,923	-\$6,284	-\$7,284	-\$9,790	-\$13,156
Operating Income	\$180,513	\$185,929	\$191,506	\$203,169	\$235,529	\$316,531	\$425,391

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	-\$5,500	-\$5,665	-\$5,835	-\$6,190	-\$7,176	-\$9,644	-\$12,961
Taxes	-\$20,512	-\$21,127	-\$21,761	-\$23,086	-\$26,764	-\$35,968	-\$48,338
Repairs and Maintenance	-\$1,200	-\$1,236	-\$1,273	-\$1,351	-\$1,566	-\$2,104	-\$2,828
Operating Expenses	-\$27,212	-\$28,028	-\$28,869	-\$30,627	-\$35,505	-\$47,716	-\$64,127

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$153,301	\$157,900	\$162,637	\$172,542	\$200,023	\$268,814	\$361,264
- Mortgage Payments	-\$124,239	-\$124,239	-\$124,239	-\$124,239	-\$124,239	-\$124,239	-\$124,239
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$29,062	\$33,661	\$38,398	\$48,303	\$75,784	\$144,575	\$237,025
Cap Rate (Purchase Price)	6.6%	6.7%	7.0%	7.4%	8.5%	11.5%	15.4%
Cap Rate (Market Value)	6.3%	6.2%	6.1%	5.9%	5.6%	4.9%	4.2%
Cash on Cash Return	4.0%	4.6%	5.3%	6.7%	10.4%	19.9%	32.7%
Return on Equity	3.5%	3.5%	3.5%	3.5%	3.4%	3.1%	2.8%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$2,442,960	\$2,550,450	\$2,662,670	\$2,902,140	\$3,599,323	\$5,536,379	\$8,515,905
- Loan Balance	-\$1,619,692	-\$1,600,157	-\$1,579,315	-\$1,533,348	-\$1,388,634	-\$911,799	-\$4
= Equity	\$823,268	\$950,293	\$1,083,355	\$1,368,792	\$2,210,690	\$4,624,580	\$8,515,901
Loan-to-Value Ratio	66.3%	62.7%	59.3%	52.8%	38.6%	16.5%	0.0%
Potential Cash-Out Refi	\$90,380	\$185,158	\$284,554	\$498,150	\$1,130,893	\$2,963,666	\$5,961,129

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$823,268	\$950,293	\$1,083,355	\$1,368,792	\$2,210,690	\$4,624,580	\$8,515,901
- Selling Costs	-\$171,007	-\$178,532	-\$186,387	-\$203,150	-\$251,953	-\$387,547	-\$596,113
= Proceeds After Sale	\$652,261	\$771,761	\$896,969	\$1,165,642	\$1,958,737	\$4,237,033	\$7,919,787
+ Cumulative Cash Flow	\$29,062	\$62,723	\$101,121	\$192,700	\$515,033	\$1,634,474	\$3,566,187
- Initial Cash Invested	-\$725,400	-\$725,400	-\$725,400	-\$725,400	-\$725,400	-\$725,400	-\$725,400
= Net Profit	-\$44,077	\$109,084	\$272,689	\$632,942	\$1,748,370	\$5,146,107	\$10,760,575
Internal Rate of Return	-6.1%	7.4%	11.6%	14.3%	14.8%	13.7%	12.9%
Return on Investment	-6%	15%	38%	87%	241%	709%	1,483%

Graphs

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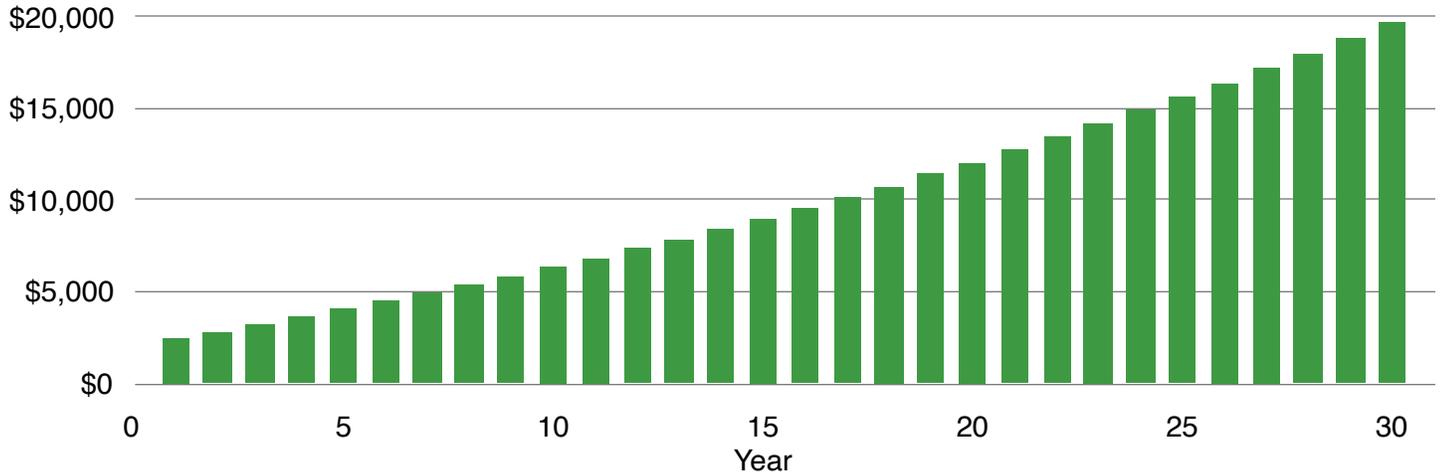
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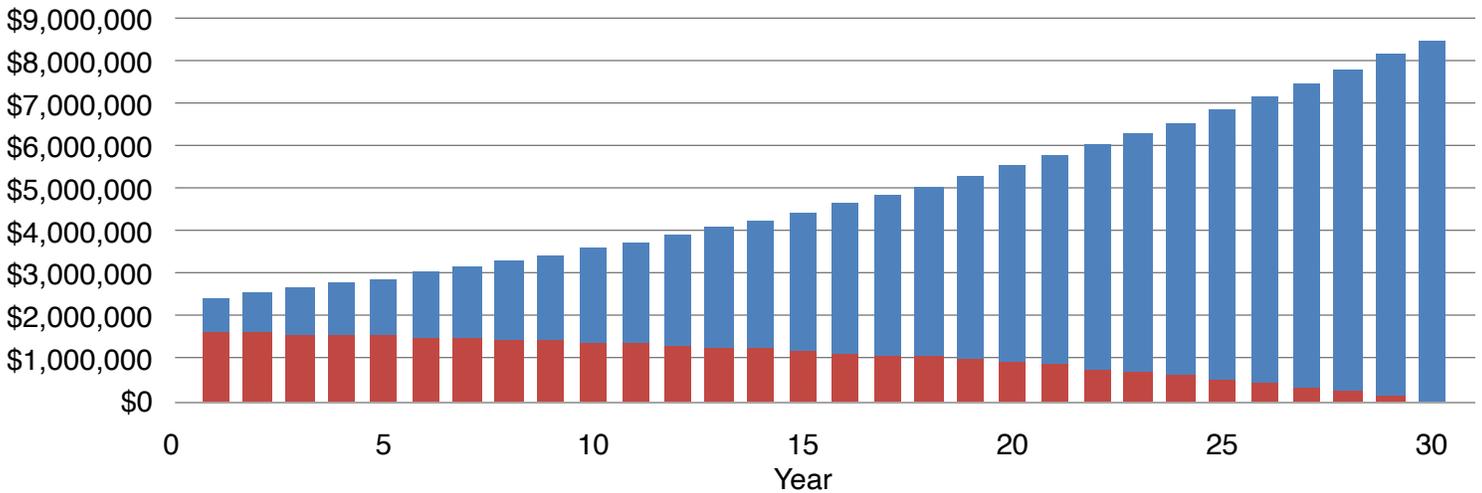
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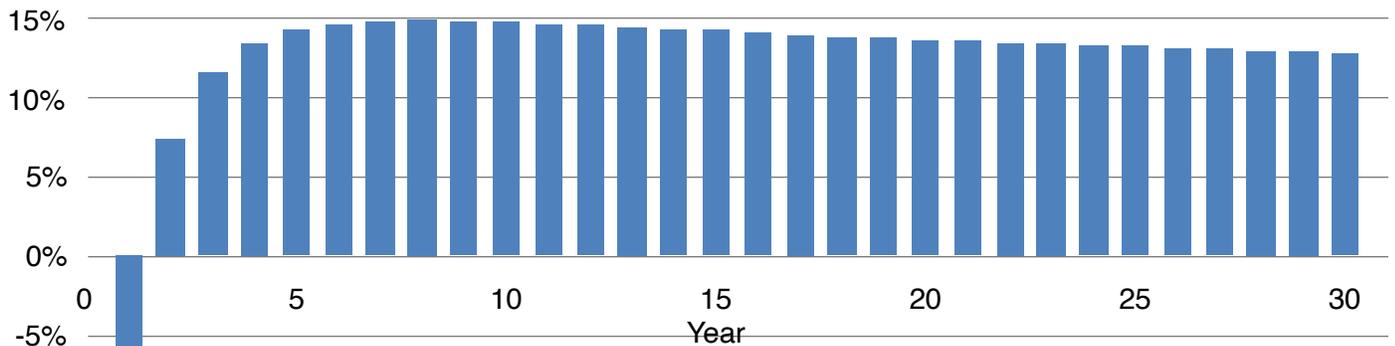
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Apt # 1 1BR / 1FBTH	441	1	\$1,600 Per Month
Apt # 2 2BR / 1FBTH	541	1	\$2,500 Per Month
Apt # 3 3BR / 1FBTH	870	1	\$2,000 Per Month
Apt # 4 2BR / 1FBTH	871	1	\$2,358 Per Month
Apt # 5 2BR / 1FBTH	870	1	\$2,350 Per Month
Apt # 6 2BR / 1FBTH	871	1	\$1,700 Per Month
Commercial-Retail Fabiano's Pizza	800	1	\$3,000 Per Month
Totals for Year 1			
Total Number of Units			7
Total Area (Sum of Units)			5,264 Square Feet
Total Rent (Sum of Units)			\$15,508 Per Month, \$186,096 Per Year

Photos

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GROSS INTERNAL AREA
TOTAL: 5,913 sq ft
BASEMENT: 1,456 sq ft, PIZZA PLACE: 667 sq ft
APARTMENT 1: 380 sq ft, APARTMENT 2: 727 sq ft
APARTMENT 3: 773 sq ft, APARTMENT 4: 1,538 sq ft, APARTMENT 5: 372 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Photos

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