

6750 Tezel Proforma Financial Pack



Proforma 2019 Year End Key Indicators

Indicator	Owner Manager	Property Manager
Net Operating Income	\$101,842	\$89,507
Net Cash Flow	\$41,337	\$29,002
1st Year Cash-on-Cash	13.31%	9.34%
CAP Rate	8.86%	7.78%
Debt Service Coverage Ratio	1.68	1.48

Proforma Cap Rate Table

Sale Price	Owner Manager CAP	Property Manager CAP
\$1,150,000	8.9%	7.8%
\$1,100,000	9.3%	8.1%
\$1,050,000	9.7%	8.5%

Loan Assumptions

Model	Description
Sale Price	\$1,150,000
25% Down Payment	\$287,500
Loan Amount	\$862,500
Amortization Schedule	25 Years
Monthly P&I Payment	\$5,042
2% Closing Costs	\$23,000

OWNER Manager Proforma Details

INVESTMENT		
List Price		\$ 1,150,000
REVENUES		
Revenues	Jan – June Actual July – Dec Lease Terms	\$ 130,285
EXPENSES		
Expenses	Jan – June Actual July – Dec Proforma	\$ 28,443
PERFORMANCE INDICATORS		
Net Operating Income	Annual Rental Revenues – Annual Operating Expenses	\$ 101,842
Annual Debt Service	5%, 25 year amortization, 2% closing cost	\$ 60,505
Net Cash Flow	Net Operating Income – *Annual Debt Service	\$ 41,337
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 2% Closing Cost)	13.31%
Cap Rate	Net Operating Income / Sale Price	8.86%
Debt Service Coverage Ratio	Net Operating Income / Annual Debt Service (1.25 Minimum for SBA)	1.68

OWNER Manager Proforma Summary

Model	Description	\$
Revenues	Jan - June: 2019 Actual July - Dec: Lease terms	\$130,285
Operating Expenses	Jan - June: 2019 Actual July - Dec: Proforma LESS: <div style="border: 2px solid red; padding: 5px;"> \$0 Management Fees \$0 Leasing Fees </div>	<u>-\$28,443</u>
Net Operating Income	Revenues - Operating Expenses	\$101,842

PROPERTY Manager Proforma Details

INVESTMENT		
List Price		\$ 1,150,000
REVENUES		
Revenues	Jan – June Actual July – Dec Lease Terms	\$ 130,285
EXPENSES		
Expenses	Jan – June Actual July – Dec Proforma	\$ 40,778
PERFORMANCE INDICATORS		
Net Operating Income	Annual Rental Revenues – Annual Operating Expenses	\$ 89,507
Annual Debt Service	5%, 25 year amortization, 2% closing cost	\$ 60,505
Net Cash Flow	Net Operating Income – *Annual Debt Service	\$ 29,002
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 2% Closing Cost)	9.34%
Cap Rate	Net Operating Income / Sale Price	7.78%
Debt Service Coverage Ratio	Net Operating Income / Annual Debt Service (1.25 Minimum for SBA)	1.48

PROPERTY Manager Proforma Summary

Model	Description	\$
Revenues	Jan - June: 2019 Actual July - Dec: Lease terms	\$130,285
Operating Expenses	Jan - June: 2019 Actual July - Dec: Proforma including 6% Management Fee	<u>-\$40,778</u>
Net Operating Income	Revenues - Operating Expenses	\$89,507

Proforma Expense Assumptions

Category	Jan – June	July – Dec
Waste Management	Actual	Fixed Expense
Grounds Maintenance	Actual	Fixed Expense
Water	Actual	Jan – June Avg
Electric	Actual	Jan – June Avg
Management Fees	Actual	6% of Revenues
Maintenance & Repairs	Actual	Jan – June Avg
Leasing Fees	Actual	None – 100% Leased
Insurance	2018 Actual with 5% Increase	
Taxes	2019 Actual Bexar County Appraisal District	
Capital Items	Actual	Jan – June Avg
Depreciation	2019 Total Capital Items / 30 year amortization	