

# What-If Analysis

Fundamentals		What If Analysis		
Key Financial Indicators		Insert the "what-if" values you would like to have and you will receive the corresponding purchase price that would be aligned to the desired rate		
Purchase Price	\$ 2,350,000			
Total Loan Required	\$ 1,762,500			
Measure	Current Property Results	What If Values	Recommended Offer Price	Industry Range
Capitalization Rate	14.77%	9.50%	\$ 3,654,809	Higher than 8%
Cost/Sq Foot	\$ 209.95	209.95	\$ 2,350,000	Variable
10 Yr Avg Gross Rent Multiplier	5.85	5.85	\$ 2,162,147	Variable
Loan To Value Ratio	75%	75.00%	\$ 2,350,000	Between 75-100%
10 Yr Avg Return On Investment	61.82%	34.16%	\$ 4,253,451	Variable
10 Yr Avg Cash On Cash Return	31.54%	10.49%	\$ 7,068,302	Greater than 10%
10 Yr Internal Rate Of return	30.12%	18.00%	\$ 3,932,703	Variable
10 Yr Break Even Ratio	54.08%	54.08%	\$ 2,350,000	Lower Than 100%
10 Yr Debt Coverage Ratio	2.84	2.05	\$ 3,258,816	Greater than 1.2
Debt TO Equity Ratio	1.38	1.38	\$ 2,350,000	Less than 1
10 Yr Break Even Lease Rate	29.25	29.25	\$ 2,350,000	Variable

## Disclaimer

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