

# Financial Analysis

5146 Main St. N.  
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04/12/2007

Income		Monthly	Annually
Garages		\$ 120.00	\$1,440.00
2 x 1 br		\$1,430.00	\$17,160.00
4 x 2 br		\$2,885.00	\$34,620.00
<b>Potential Gross Income (PGI)</b>		<b><u>\$4,435.00</u></b>	<b><u>\$53,220.00</u></b>

Vacancy and Credits	% of PGI	Monthly	Annually
Vacancy Rate	2.00 %	\$88.70	\$1,064.40
Bad Debt	1.00 %	\$44.35	\$532.20
<b>Effective Gross Income (EGI)</b>		<b><u>\$4,301.95</u></b>	<b><u>\$51,623.40</u></b>

Expenses	% of EGI	Monthly	Annually
Misc	1.50 %	\$64.53	\$774.35
Electricity	1.63 %	\$70.12	\$841.45
Natural Gas	4.35 %	\$187.13	\$2,245.62
Property Management	4.70 %	\$202.19	\$2,426.30
Janitorial Services	4.80 %	\$206.49	\$2,477.92
Insurance	9.00 %	\$387.18	\$4,646.11
Taxes	13.60 %	\$585.07	\$7,020.78
<b>Total of Expenses</b>	<b><u>39.58 %</u></b>	<b><u>\$1,702.71</u></b>	<b><u>\$20,432.54</u></b>

Fixed Expenses (Renovations) *	Date	Estimated Cost
Roof	09/03/2008	\$10,000.00
Parking Lot	11/03/2007	\$4,500.00
* Included in the Financial Forecast only		
<b>Total of Fixed Expenses</b>		<b><u>\$14,500.00</u></b>

Cash Flow		Annually
Net Operating Income		\$31,190.86
Debt Service	-	\$19,693.90
<b>Cash Flow (Before Taxes)</b>		<b><u>\$11,496.96</u></b>
Total of Equity (Principal Payment)	+	\$5,488.48
<b>Cash Flow + Equity</b>		<b><u>\$16,985.44</u></b>
Appreciation	+	\$17,800.00
<b>Cash Flow + Cap. + Appreciation</b>		<b><u>\$34,785.44</u></b>

# Financial Analysis For Commercial Investment Real Estate

**Matt Kingsley**



## **Financial Analysis For Commercial Investment Real Estate:**

**Financial Analysis of Commercial Real Estate** Kenneth T. Holman, 2017-12 This manual teaches how to analyze commercial real estate and the importance of doing due diligence It not only provides a comprehensive due diligence checklist but identifies the elements of an income statement and how to compute a capitalization rate using Net Operating Income It provides case studies using financial analysis tools for apartments office buildings industrial properties retail properties and vacant land

**Commercial Real Estate Analysis and Investments** David Geltner, Norman G. Miller, 2001 This book presents the essential concepts principles and tools for the analysis of commercial real estate from an investment perspective integrating relevant aspects of urban and financial economics It bridges the gap between mainstream finance and the current cutting edge of professional real estate practice with a look at asset market inefficiency and illiquidity after tax analysis for various types of investors tax exempt institutions and private investment Other chapter topics include periodic returns measurement risk analysis asset valuation investment analysis leverage capital structure portfolio theory and option valuation theory

*Financial and Investment Analysis for Commercial Real Estate* Joseph L. Petrole, 2007

*Commercial Real Estate Analysis & Investments* David Geltner, 2007-01-01 The well known and respected authorship team of Geltner and Miller bring you a new edition of what has become the undisputed and authoritative resource on commercial real estate analysis and investment Streamlined and completely updated with expanded coverage of corporate and international real estate investment this upper level real estate text presents the essential concepts principles and tools for the analysis of commercial real estate income producing from an investment perspective Once again COMMERCIAL REAL ESTATE ANALYSIS AND INVESTMENTS 2e bridges the gap between mainstream finance and the current cutting edge of professional real estate practice in order to address the implications of their key differences This new edition continues to integrate relevant aspects of urban and financial economics to provide users with a fundamental analytical understanding and application of real estate investments now using a student version of ARGUS software on CD ROM included with the book ARGUS software is a Windows based program used extensively throughout the real estate investment industry to solve complex investment and valuation problems Also included free on CD is a student version of Crystal Ball professional grade software used to perform risk analysis on commercial investments Contributing author Piet Eichholtz from the University of Maastricht contributes an entire chapter that explores international real estate investments both opportunistically and structurally by outlining elements for developing and implementing real estate investments successfully abroad Jim Clayton from the University of Cincinnati thoroughly revised and updated the finance coverage and end of chapters questions throughout In this edition Geltner and Miller enhance their unmatched pedagogy by adding in a discussion of the real options application to real estate development and streamlining the discussion of data returns

**Commercial Investment Real Estate**, 2009

*Mastering the Art of Commercial Real Estate Investing* Doug Marshall, 2020-12-31 A comprehensive guide

to proven principles and common sense practices for successfully investing in real estate In this practical guide real estate veteran Doug Marshall teaches you how to supplement your income or start a new career by investing in commercial real estate With over thirty five years of commercial real estate experience including a decade of personally investing in rental properties Marshall has explored every aspect of this lucrative market Now he s sharing his knowledge to show readers how to add to or even replace their current income with commercial real estate investments Mastering the Art of Commercial Real Estate Investing is for both beginner and seasoned investors who want to maximize their profits with time proven principles Readers will learn how to Tap into the six immutable laws of commercial real estate investing to build wealth and grow income fast Find the best possible loan for their property to optimize its cash flow Reduce risks and remove pitfalls to keep their investing profitable Know when to buy and when NOT to buy And much much more      **Commercial Investment Real Estate Journal** ,1994      Commercial Real Estate Edward S Smith, Jr,2002      The Complete Guide to Real Estate Finance for Investment Properties Steve Berges,2011-01-06 This practical real world guide gives investors all the tools they need to make wise decisions when weighing the value and potential of investment properties Written for old pros as well as novice investors this friendly straightforward guide walks readers step by step through every stage of property analysis Whether you re buying or selling investing in big commercial properties or single family rentals you ll find expert guidance and handy resources on every aspect of real estate finance including Proven effective valuation techniques Finance tips for all different kinds of property How various financing strategies affect investments Structuring financial instruments including leverage debt equity and partnerships Measurements and ratios for investment performance including capitalization rates and gross rent multiplier ratios Future and present value analysis How the appraisal process works Primary appraisal methods replacement cost sales comparison and income capitalization and how to know which one to use How to understand financial statements including income balance and cash flow Case studies for single family rentals multifamily conversions apartment complexes and commercial office space A detailed glossary of important real estate terminology      **Official Gazette of the United States Patent and Trademark Office** ,2005      Investment Analysis for Real Estate Decisions Gaylon E. Greer,Phillip T. Kolbe,2003 Investment Analysis is an investment text geared toward the university level student With a focus on finance and economics this text teaches students the fundamental ideas and concepts in real estate investment to aid in the decision making process With a new interior layout updated material and a brand new CD ROM Student Study Guide this book is focused on giving the student the tools they need to succeed in their course

**Commercial Real Estate Investing** Sebastian Van Lexis,2024-07-01 Master the Art of Commercial Real Estate Investing and Build a Profitable Empire Unlock the power of systemized investing and transform your commercial real estate portfolio into a high performing wealth generating machine This Standard Operating Procedures SOP guide provides you with step by step processes to streamline operations eliminate inefficiencies and maximize profits all while positioning

yourself as a leader in the competitive real estate market Overcome the Challenges of Commercial Real Estate Navigating the complexities of commercial real estate can be overwhelming This book solves the biggest hurdles investors face including Slow Market Analysis Learn how to evaluate deals quickly and accurately to capitalize on high value opportunities Inefficient Operations Implement standardized workflows that eliminate bottlenecks and save time Scaling Struggles Discover proven strategies to expand your portfolio without unnecessary risk or stress Regulatory Uncertainty Ensure full compliance with industry regulations to protect your investments and reputation What You'll Gain Inside Standard Operating Procedures SOPs Detailed actionable steps to optimize acquisitions management and growth Market Analysis Tools Leverage cutting edge data strategies to make informed investment decisions Scalability Tactics Expand your real estate empire with minimal risk and maximum efficiency Regulatory Compliance Framework Stay ahead of legal requirements to avoid costly mistakes Proven Investment Strategies Learn battle tested techniques used by top investors to increase profitability The Benefits of an Optimized System Faster Decision Making Eliminate deal delays and act with confidence Higher Profit Margins Reduce inefficiencies and maximize returns Seamless Operations Keep every process organized and run your investments like a pro Smoother Scaling Grow your portfolio without the typical headaches Competitive Advantage Gain an edge over other investors by working smarter not harder Take control of your commercial real estate success With this guide in hand you'll master efficiency accelerate growth and build a thriving investment empire

**Commercial and Investment Real Estate** Edward S. Smith (Jr.),2012 **Investment Analysis of Commercial Real Estate** Kenneth T. Holman,2017-12 This manual teaches investment analysis concepts and how to analyze a commercial investment using a financial calculator and the investment analysis forms provided by NAREA It introduces the concept of the time value of money and instructs how to prepare financial projections using the cash flow model At the conclusion of this course you will be able to calculate gain on sale internal rate of return and net present value *Commercial Real Estate 101 : A Beginner's Guide to Profitable*

*Investment* Patrick Gunn,2025-03-24 Unlock the potential of commercial real estate with this comprehensive guide tailored for aspiring investors Commercial Real Estate 101 covers everything from understanding the basics of commercial properties to advanced strategies for maximizing returns Explore passive income opportunities rental property management Real Estate Investment Trusts REITs and innovative approaches like house hacking and crowdfunding With insights on financing tax strategies and market evaluation this guide offers the tools to build a profitable and diversified real estate portfolio Whether you're a novice or looking to expand your investment horizons this book provides a roadmap to financial freedom through smart real estate investing **Commercial Real Estate Investing in Canada** Pierre Boiron,Claude Boiron,2009-01-26

Many investors include commercial real estate in their portfolio yet there are few comprehensive resources available to those looking for information on how to profit in commercial real estate Written by a father and son team with extensive experience in buying selling and developing commercial real estate Commercial Real Estate Investing in Canada is a must have guide for

all real estate investors This one of a kind compendium will guide readers on such topics as The business of real estate Land use controls Taxation of property Types of income producing properties Renovations and repairs Property management Property appraisals Conducting due diligence Real estate contracts And much more Commercial Real Estate Investing in Canada is a tremendously valuable and indispensable tool to all Canadian real estate investors agents brokers property managers landlords loan officers builders and lawyers

*Global Real Estate Investment Trusts* David Parker, 2012-02-01 As real estate investment trusts continue to grow exponentially in Asia and Europe being already well established in the USA and Australasia a comprehensive guide to the issues involved in REIT property investment decision making is badly needed This book draws together the most recent developments in REIT management from academic research and professional practice It is based on current original academic research including structured interviews with the managers of a wide range of different types of REITs as well as the research and publications of others together with the author's 25 years experience in REIT management It provides a theoretically robust and practically relevant up to date guide to the property investment decision making process for REITs Presenting new insights the author breaks the REIT property investment decision making process down into three phases comprising six stages with 30 sequential steps Each chapter focuses on one stage of the property investment decision making process and introduces the key people in the REIT management team relevant to the activities in that chapter The theory and principles are considered and illustrated by application to Super REIT a 15bn diversified REIT

*Global Real Estate Investment Trusts People Process and Management* fuses not only how REITs should undertake property investment decision making based on how it is undertaken and the underlying property theory capital market theory and finance theory but also why each part of the decision making process is important This book provides the first sole authored scholarly work specifically on REITs as a business enterprise and REIT property investment decision making as an holistic and cyclical process The focus is on principles making it relevant in each of the four major REIT markets around the world USA Europe Asia and Australasia An essential book for REIT managers and all those practising professionals involved in the REIT industry including property practitioners researchers lawyers accountants bankers and directors around the world

**Commercial Real Estate for Beginners** Matt Kingsley, Are you ready to dive into the dynamic world of commercial real estate Whether you're new to the game or looking to expand your knowledge *Commercial Real Estate for Beginners* is the ultimate guide you need to navigate this lucrative field successfully In this comprehensive book you'll discover the secrets to building a profitable commercial real estate portfolio from the ground up Learn how to identify promising properties understand the intricacies of commercial leases and master the art of negotiation With step by step guidance this book breaks down complex industry jargon and concepts into simple actionable strategies that anyone can follow *Commercial Real Estate for Beginners* provides you with everything you need to Assess and choose the right commercial properties that promise high returns Navigate legal and financial landscapes with confidence and ease Employ

powerful negotiation tactics that make you a formidable player in the market Manage and optimize your properties to ensure maximum occupancy and income Forecast market trends to stay ahead of the curve and capitalize on emerging opportunities Whether you're aiming to invest in office spaces retail locations or industrial sites this book has tailored advice to help you make informed decisions Here's what makes *Commercial Real Estate for Beginners* different Practical insights drawn from real world successes and failures Clear explanations of complex concepts tailored for beginners Proven strategies and tips to avoid common pitfalls and secure your financial future Don't miss the chance to transform your approach to commercial real estate *Commercial Real Estate for Beginners* is not just a book it's your roadmap to achieving real estate success and building lasting wealth Grab your copy today and start building the future you deserve *Real Estate* J. A. "Tony" Ruano, 2018-06-24 This book has been qualified by experts and journalists as The Bible of Real Estate Carefully organized the book deals with the purchase sale rent administration finances insurance taxes associations of owners legal aspects and topics of varied nature including a deep and detailed analysis of investments in real estate *The Complete Idiot's Guide to Commercial Real Estate Investing* Stuart Leland Rider, 2006 The previous edition of this book is *The Complete Idiot's Guide to Real Estate Investing* Second Edition The book focuses heavily on commercial real estate investing but given the absence of the word commercial in the title and elsewhere within the book it was purchased by many whose interests in real estate were of a much smaller scale and involved residential income properties as opposed to commercial real estate development *The Complete Idiot's Guide to Commercial Real Estate Investing* Third Edition is retitled and slightly refocused to better target the intended audience aspiring commercial real estate investors developers What little coverage of residential income properties that existed in previous editions has been cut and the remaining content has been updated to clearly reflect the focus on buying and selling commercial properties

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The Secret: What Great Leaders Know and Do In this third edition, bestselling authors Ken Blanchard and Mark Miller answer the question most leaders ask at some point in their career: "What do I need ... The Secret: What Great Leaders Know and Do In this book he tells the story of developing a leader who develops leaders, I.e., a servant leader. A servant meets the needs of others. I still have a long ... Review of The Secret: What Great Leaders Know and Do This book broke down the basics of what it takes to be a leader in a business context and the purpose of a leader in an organization. It also did it in a fun ... The Secret: What Great Leaders Know and Do "You don't have to be older to be a great leader. The Secret shows how to lay the foundation for powerful servant leadership early in your career to maximize ... Secret What Great Leaders by Blanchard Ken The Secret: What Great Leaders Know and Do by Blanchard, Ken; Miller, Mark and a great selection of

related books, art and collectibles available now at ... The Secret: What Great Leaders Know and Do As practical as it is uplifting, The Secret shares Blanchard's and Miller's wisdom about leadership in a form that anyone can easily understand and implement. "The Secret" by Ken Blanchard and Mark Miller In this second edition of The Secret, Ken Blanchard teams up with Chick-fil-A Vice President Mark Miller to summarize "what great leaders know and do. 10 Secrets of What Great Leaders Know and Do Sep 5, 2014 — 1. An iceberg as a metaphor - Think of an iceberg. What is above the water line is what you can see in people. This is the "doing" part of ... The Secret: What Great Leaders Know -- And Do by Ken ... As practical as it is uplifting, The Secret shares Blanchard's and Miller's wisdom about leadership in a form that anyone can easily understand and implement. The secret : what great leaders know and do In this third edition, bestselling authors Ken Blanchard and Mark Miller answer the question most leaders ask at some point in their career: "What do I need ... Bean Thirteen: McElligott, Matthew Wonderful book to introduce math concepts for early and intermediate learners. Explores fair shares, number sense, composing/decomposing numbers, division and ... Bean Thirteen by Matthew McElligott, Hardcover The third adventure in the New York Times best-selling Percy Jackson and the Olympians series—now in paperback. When the goddess Artemis goes missing, she is ... Bean Thirteen - By Matthew Mcelligott (hardcover) A funny story about beans, that may secretly be about . . . math! Sometimes you can divide, but you just can't conquer (the bean thirteen, that is). Buy Bean Thirteen in Bulk | Class Set | 9780399245350 By Matthew McElligott, Matthew McElligott, ISBN: 9780399245350, Hardcover. Bulk books at wholesale prices. Min. 25 copies. Free Shipping & Price Match Guar. Bean Thirteen - McElligott, Matthew: 9780399245350 Bean Thirteen by McElligott, Matthew - ISBN 10: 0399245359 - ISBN 13: 9780399245350 - G.P. Putnam's Sons Books for Young Readers - 2007 - Hardcover. Bean Thirteen About the Book. Bean Thirteen. 2007, G. P. Putnam's Sons ISBN Hardcover: 0399245359. Recommend ages: 4 to 8. Also available as an audiobook ... Bean Thirteen (Hardcover) Bean Thirteen (Hardcover). (4.0)4 stars out of 1 review1 review. USDNow \$13.54. You save \$2.45. You save\$2.45. was \$15.99\$15.99. Price when purchased online. Bean Thirteen | Wonder Book Two bugs, Ralph and Flora, try to divide thirteen beans so that the unlucky thirteenth bean disappears, but they soon discover that the math is not so easy. Bean Thirteen by Matthew McElligott GRADES 2 - 5 • Hardcover Book. \$14.24. \$18.99 25% off. ADD TO CART. SAVE TO WISHLIST. First Illustrated Math Dictionary. GRADES ... Bean Thirteen by Matthew McElligott Hardcover \$16.99. May 10, 2007 | ISBN 9780399245350 | 5-8 years. Add to Cart. Buy from Other Retailers: · Audiobook Download. Jul 10, 2018 | ISBN 9780525592938 | ... Een ongewoon gesprek met God, Neale Donald Walsch Een ongewoon gesprek met God (Paperback). Eén van de allergrootste bestsellers in de geschiedenis. In 1992 schreef Neale Donald Walsch ontevreden en... Ongewoon Gesprek Met God - Boeken Ongewoon Gesprek Met God (Paperback). De auteur beschrijft in dit boek de goede gesprekken die hij rechtstreeks met God gehad heeft. Ze gaan over de... EEN Ongewoon Gesprek Met GOD — Reader Q&A Pooja Any way is God's way. God speaks to human consciousness through ways that are beyond limits. If the presence of Christ is the

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