

1031 TAX-DEFERRED EXCHANGES



OUR CLIENT SOLD | 16-UNIT MULTIFAMILY

MULTIFAMILY HIGHLIGHTS

- Owner managed all aspects of the property
 - **Property was built in 1968**
- Owner responsible for collecting rents, processing evictions, and other landlord responsibilities
 - **Every unit needed rehab prior to being re-rented**
 - Significant ongoing Capital Expenditures

CASH FLOW \$33,533

| | |
|-------------------|-----------------|
| SALES PRICE | \$1,650,000 |
| LOAN BALANCE | \$281,439 |
| LOAN-TO-VALUE | 17% |
| COST OF SALE | \$91,575 |
| EXCHANGE PROCEEDS | \$1,256,306 |
| SALE CAP RATE | 4.86% |
| NOI | \$80,180 |
| DEBT SERVICE | \$46,647 |
| CASH FLOW | \$33,533 |
| % RETURN | 2.67% |



OUR CLIENT PURCHASED | SINGLE-TENANT NET LEASED RETAIL

STNL HIGHLIGHTS

- No management responsibilities
- Increased cash flow by \$56,604 (269% Increase)
- **Rent is wire-transferred on the 1st of every month – Zero Landlord Responsibilities**
- Corporately guaranteed long-term (15 years) lease by a \$9 Billion Company
- **Tenant is responsible for capital improvements/expenditures**

NEW CASH FLOW \$90,137

| | |
|---------------------|-----------------|
| SALES PRICE | \$1,600,000 |
| LOAN BALANCE | \$343,694 |
| LOAN-TO-VALUE | 21% |
| LOAN FEES | \$3,437 |
| DOWN PAYMENT & FEES | \$1,256,306 |
| SALE CAP RATE | 7.03% |
| RENT | \$112,480 |
| DEBT SERVICE | \$22,343 |
| CASH FLOW | \$90,137 |
| % RETURN | 7.17% |

