

Real Estate Investing - Case in Point Model

2		Year	1	1	1	1	1	1	
3		Month	0	1	2	3	4	5	6
4		Date	31-Dec-20	31-Jan-21	28-Feb-21	31-Mar-21	30-Apr-21	31-May-21	30-Jun-21
34	Net operating income			1,669.2	1,669.2	1,669.2	1,669.2	1,669.2	1,669.2
35									
36	Tenant improvements (TIs)			(23.9)	(23.9)	(23.9)	(23.9)	(23.9)	(23.9)
37	Leasing commissions			(23.9)	(23.9)	(23.9)	(23.9)	(23.9)	(23.9)
38	Construction expenses			(32.4)	(32.4)	(32.4)	(32.4)	(32.4)	(32.4)
39	Construction reserves			(16.2)	(16.2)	(16.2)	(16.2)	(16.2)	(16.2)
40	Total Capex			(96.3)	(96.3)	(96.3)	(96.3)	(96.3)	(96.3)
41	Cash flow available before debt service			1,572.9	1,572.9	1,572.9	1,572.9	1,572.9	1,572.9
42									
43	Interest payments			(915.0)	(914.0)	(912.9)	(911.9)	(910.8)	(909.8)
44	Principal payments			(311.2)	(312.3)	(313.3)	(314.3)	(315.4)	(316.4)
45	Cash flow available after debt service			346.7	346.7	346.7	346.7	346.7	346.7

Real Estate Investment Analysis And Taxation

**Stephen Mettling, David Cusic, Ryan
Mettling**



Real Estate Investment Analysis And Taxation:

Real Estate Investment Analysis and Taxation Paul Francis Wendt, Alan Robert Cerf, 1979 **Real Estate Investment**
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Farrell, 1984 **Principles of Real Estate Practice in Indiana** Stephen Mettling, David Cusic, Ryan Mettling, Jane
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and an intensive look at South Carolina transaction contracts listings the sales contract options and contracts for deed Beyond its agency and contracts topics the SCAP further examines the other key subjects required by the Commission ethics handling trust funds regulatory compliance and critical cornerstones of professional practice Finally the last two modules of the SCAP program examine the various methods used to measure real property price and appraise real property and evaluate how real property is evaluated as a professional investment These considerations encompass income properties as well as residential non income property and include pre tax analysis as well as after tax analysis Taken as a whole the South Carolina Advanced Real Estate Principles program is designed to deepen the new licensee s understanding of how brokerage works in actual practice and how it is supposed to be undertaken in view of today s standards of professionalism ethics and legal compliance

Profit with Commercial Real Estate Candace Bean, ChFC® FRCSM, 2022-04-22 Candy is a Chartered Financial Consultant who wanted to expand her knowledge and build processes for investing in commercial real estate as a business This book is a product of that detailed research Profit with commercial real estate is designed to give you the detailed knowledge necessary to ensure your successful understanding of the basic financial and business considerations to investing in commercial real estate Throughout the course of this book you will learn the peculiarities and specifics for investing in commercial real estate Success in commercial real estate investing requires the willingness to spend the time and effort upfront doing your research and identifying the right type of investment property for you Any investment involves a balance of risk and work that equals reward Successful real estate investors understand that they are a business and they must have a solid investment and operational plan in place The importance of planning your investing business cannot be overemphasized With the purchase of a commercial property you are buying an actual business and are making a large financial commitment Every well operated business needs basic systems and processes to run efficiently and managing a commercial property is no different

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