

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

SJ Ball



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