



## Industrial For Sale

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Industrial Pkwy | Burlington, VT 05401

- NEW ON MARKET PRICED AT \$1,575,000
- Building has steel truss roof and a clear span of 45'
- Quiet location with no through traffic
- 1 Extra Lot available at \$170,000
- 2,000 square foot office space and 21,000 square foot warehouse



***New Complex with Great Opportunities***  
***Highly Desirable Location***

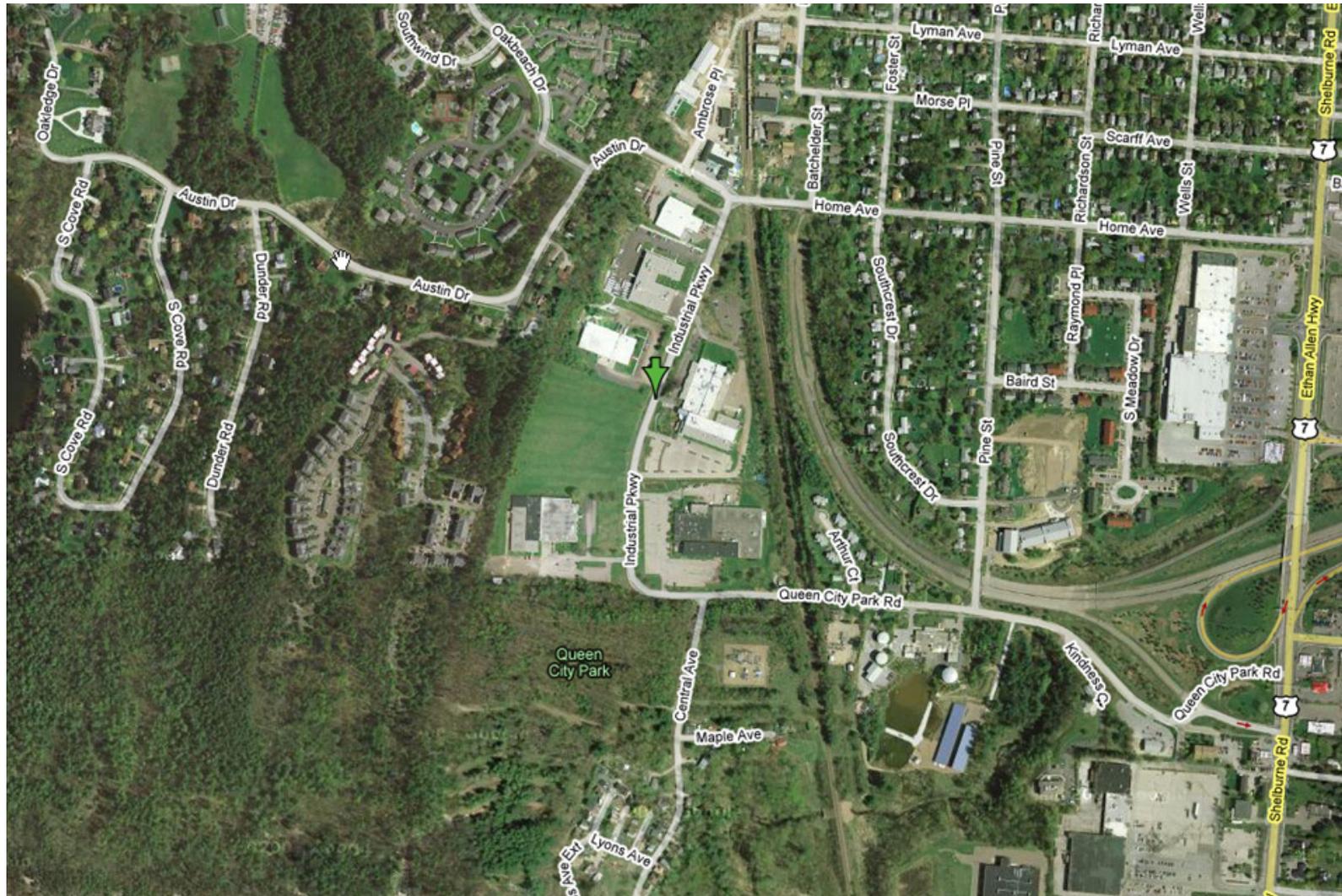


Quiet location in new complex



Excellent access and parking

**Located in New Industrial Park**



## ACQUISITION COSTS

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<b>Purchase Price, Points and Closing Costs</b>	\$1,575,000
<b>Investment - Cash</b>	\$472,500
<b>First Loan</b>	\$1,102,500

## INVESTMENT INFORMATION

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<b>Purchase Price</b>	\$1,575,000
<b>Price per Tenant</b>	\$71,591
<b>Price per Sq. Ft.</b>	\$14.32

## INCOME, EXPENSES & CASH FLOW

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<b>Gross Scheduled Income</b>	\$197,438
<b>Total Vacancy and Credits</b>	\$0
<b>Operating Expenses</b>	(\$75,100)
<b>Net Operating Income</b>	\$122,338
<b>Debt Service</b>	(\$112,728)
<b>Cash Flow Before Taxes</b>	\$9,609
<b>Total Interest (Debt Service)</b>	(\$90,114)
<b>Depreciation and Amortization</b>	(\$31,081)

## FINANCIAL INDICATORS

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<b>Cash on Cash Return Before Taxes</b>	2.03%
<b>Optimal Internal Rate of Return (yr 5)</b>	18.01%
<b>Debt Coverage Ratio</b>	1.09
<b>Capitalization Rate</b>	7.77%
<b>Gross Rent Multiplier</b>	7.98
<b>Gross Income / Square Feet</b>	\$1.79
<b>Gross Expenses / Square Feet</b>	(\$0.68)
<b>Operating Expense Ratio</b>	38.04%

## **NET PROCEEDS FROM SALE**

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### **Adjusted Basis**

<b>Basis At Acquisition</b>	<b>\$1,575,000</b>
<b>- Depreciation</b>	<b>\$321,639</b>
<b>Adjusted Basis at Sale</b>	<b>\$1,253,361</b>

### **Capital Gain**

<b>Sale Price</b>	<b>\$2,310,368</b>
<b>-Sale Expenses</b>	<b>\$115,518</b>
<b>-Adjusted Basis at Sale</b>	<b>\$1,253,361</b>
<b>Gain or (Loss)</b>	<b>\$941,489</b>
<b>-Depreciation (limited to gain)</b>	<b>\$321,639</b>
<b>Capital Gain from Appreciation</b>	<b>\$619,850</b>

### **Sales Proceeds After Tax**

<b>Sales Price</b>	<b>\$2,310,368</b>
<b>-Sale Expenses</b>	<b>\$115,518</b>
<b>-Mortgage Balance</b>	<b>\$765,905</b>
<b>+Balance of Replacement Reserves</b>	<b>\$55,000</b>
<b>Sale Proceeds Before Tax</b>	<b>\$1,483,945</b>
<b>Sale Proceeds Before Tax</b>	<b>\$1,483,945</b>
<b>-Tax On Depreciation</b>	<b>\$80,410</b>
<b>-Tax On Capital Gain</b>	<b>\$92,977</b>
<b>Sale Proceeds After Tax</b>	<b>\$1,310,558</b>

**BEFORE TAX IRR**

<b>Time</b>	<b>Future Cash Flows</b>
Initial Investment	<b>(\$472,500)</b>
End of Year 1	<b>\$9,609</b>
End of Year 2	<b>\$14,240</b>
End of Year 3	<b>\$19,024</b>
End of Year 4	<b>\$30,181</b>
End of Year 5	<b>\$43,196</b>
End of Year 6	<b>\$46,528</b>
End of Year 7	<b>\$49,929</b>
End of Year 8	<b>\$53,398</b>
End of Year 9	<b>\$56,938</b>
End of Year 10*	<b>\$1,544,494</b>

**IRR = 16.39%**

**\* (\$60,549 + \$1,483,945)**

**AFTER TAX IRR**

<b>Time</b>	<b>Future Cash Flows</b>
Initial Investment	<b>(\$472,500)</b>
End of Year 1	<b>\$9,609</b>
End of Year 2	<b>\$14,240</b>
End of Year 3	<b>\$19,024</b>
End of Year 4	<b>\$30,181</b>
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End of Year 6	<b>\$46,528</b>
End of Year 7	<b>\$49,929</b>
End of Year 8	<b>\$53,398</b>
End of Year 9	<b>\$56,938</b>
End of Year 10*	<b>\$1,371,107</b>

**IRR = 15.26%**

**\* (\$60,549 + \$1,310,558)**



