

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

🖌 AnyCompany

Phone: 949.646.3151

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Property Photos

Industrial For Sale Industrial Pkwy

Burlington, VT 05401



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New Complex with Great Opportunities Highly Desirable Location



Quiet location in new complex



Excellent access and parking

Industrial For Sale

Industrial Pkwy Burlington, VT 05401



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Located in New Industrial Park



Industrial For Sale	Sale Executive Summary	
Industrial Pkwy		
Burlington, VT 05401		
ACQUISITION COSTS		
Purchase Price, Points and Closing Cos	sts \$1,575,000	
Investment - Cash	\$472,500	
First Loan	\$1,102,500	
INVESTMENT INFORMATION		
Purchase Price	\$1,575,000	
Price per Tenant	\$71,591	
Price per Sq. Ft.	\$14.32	
INCOME, EXPENSES & CASH FLOW		
Gross Scheduled Income	\$197,438	
Total Vacancy and Credits	\$0	
Operating Expenses	(\$75,100)	
Net Operating Income	\$122,338	
Debt Service	(\$112,728)	
Cash Flow Before Taxes	\$9,609	
Total Interest (Debt Service)	(\$90,114)	
Depreciation and Amortization	(\$31,081)	
FINANCIAL INDICATORS		
Cash on Cash Return Before Taxes	2.03%	
Optimal Internal Rate of Return (yr 5)	18.01%	
Debt Coverage Ratio	1.09	
Capitalization Rate	7.77%	
Gross Rent Multiplier	7.98	
Gross Income / Square Feet	\$1.79	
Gross Expenses / Square Feet	(\$0.68)	
Operating Expense Ratio	38.04%	



John Freyder 949.646.3151 Resale Report



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NET PROCEEEDS FROM SALE

Adjusted Basis

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

Capital Gain

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

Sales Proceeds After Tax

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

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BEFORE TAX IRR

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

IRR = 16.39%	* (\$60,549 + \$1,483,945)

AFTER TAX IRR

Time	Future Cash Flows
Initial Investment	(\$472,500)
End of Year 1	\$9,609
End of Year 2	\$14,240
End of Year 3	\$19,024
End of Year 4	\$30,181
End of Year 5	\$43,196
End of Year 6	\$46,528
End of Year 7	\$49,929
End of Year 8	\$53,398
End of Year 9	\$56,938
End of Year 10*	\$1,371,107

IRR = 15.26%

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

Cash Flow Analysis

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Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GROSS SCHEDULED INCOME	\$197,438	\$203,361	\$209,461	\$221,960	\$236,343	\$241,070	\$245,891	\$250,809	\$255,825	\$260,94
Total Operating Expenses	(\$75,100)	(\$76,392)	(\$77,709)	(\$79,051)	(\$80,419)	(\$81,813)	(\$83,234)	(\$84,683)	(\$86,159)	(\$87,664
NET OPERATING INCOME	\$122,338	\$126,969	\$131,753	\$142,909	\$155,924	\$159,257	\$162,657	\$166,126	\$169,666	\$173,27
Loan Payment	(\$112,728)	(\$112,728)	(\$112,728)	(\$112,728)	(\$112,728)	(\$112,728)	(\$112,728)	(\$112,728)	(\$112,728)	(\$112,72
NET CASH FLOW (b/t)	\$9,609	\$14,240	\$19,024	\$30,181	\$43,196	\$46,528	\$49,929	\$53,398	\$56,938	\$60,54
Cash On Cash Return b/t	2.03%	3.01%	4.03%	6.39%	9.14%	9.85%	10.57%	11.30%	12.05%	12.819
NET OPERATING INCOME	\$122,338	\$126,969	\$131,753	\$142,909	\$155,924	\$159,257	\$162,657	\$166,126	\$169,666	\$173,27
Depreciation	(\$31,081)	(\$32,435)	(\$32,435)	(\$32,435)	(\$32,435)	(\$32,435)	(\$32,435)	(\$32,435)	(\$32,435)	(\$31,08
Loan Interest	(\$90,114)	(\$88,176)	(\$86,072)	(\$83,788)	(\$81,308)	(\$78,615)	(\$75,692)	(\$72,518)	(\$69,073)	(\$65,332

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