Building D			Core & Shell

Area	1229.00	P/M	EGP 39,300
Final Price	EGP 48,299,700		

Payment Plan			
Downpayment	**41%**	EGP 20,000,000	5-Oct-22
1st Installment	**3%**	EGP 1,414,985	5-Jan-23
2nd Installment	**3%**	EGP 1,414,985	5-Apr-23
3rd Installment	**3%**	EGP 1,414,985	5-Jul-23
4th Installment	**3%**	EGP 1,414,985	5-Oct-23
5th Installment	**3%**	EGP 1,414,985	5-Jan-24
6th Installment	**3%**	EGP 1,414,985	5-Apr-24
7th Installment	**3%**	EGP 1,414,985	5-Jul-24
8th Installment	**3%**	EGP 1,414,985	5-Oct-24
9th Installment	**3%**	EGP 1,414,985	5-Jan-25
10th Installment	**3%**	EGP 1,414,985	5-Apr-25
11th Installment	**3%**	EGP 1,414,985	5-Jul-25
12th Installment	**3%**	EGP 1,414,985	5-Oct-25
13th Installment	**3%**	EGP 1,414,985	5-Jan-26
14th Installment	**3%**	EGP 1,414,985	5-Apr-26
15th Installment	**3%**	EGP 1,414,985	5-Jul-26
16th Installment	**3%**	EGP 1,414,985	5-Oct-26
17th Installment	**3%**	EGP 1,414,985	5-Jan-27
18th Installment	**3%**	EGP 1,414,985	5-Apr-27
19th Installment	**3%**	EGP 1,414,985	5-Jul-27
20th Installment	**3%**	EGP 1,414,985	5-Oct-27
Total	100.00%	EGP 48,299,700	5-Apr-27

1st year rent	2,760,000	
2nd year rent	2,898,000	138,000
3rd year rent	3,042,900	144,900
4th year rent	3,195,045	152,145
5th year rent	3,418,698	223,653
6th year rent	3,658,007	239,309
7th year rent	3,914,068	256,060
8th year rent	4,266,334	352,266
9th year rent	4,650,304	383,970
10th year rent	5,068,831	418,527
11th year rent	5,525,026	456,195
12th year rent	6,022,278	497,252
13th year rent	6,564,283	542,005
14th year rent	7,155,069	590,785
15th year rent	7,799,025	643,956
16th year rent	8,500,937	701,912
17th year rent	9,266,021	765,084
18th year rent	10,099,963	833,942

Cash Flow	Year 1	Year 2
Cash Out	**-EGP 25,659,940**	**-EGP 5,659,940**
Rentals	2,760,000	2,898,000
Sales Proceeds		
Cash Flow	**-EGP 22,899,940**	**-EGP 2,761,940**

	Year 1	Year 2
Anuual ROI	5.71%	6.00%
Annual ROE	8.43%	8.85%

IRR	16.454%
ROI (AVG)	11.277%
ROE (AVG)	16.634%
Equity Multiplier	6.42

5%
5%
5%
7%
7%
7%
9%
9%
9%
9%
9%
9%
9%
9%
9%
9%
9%

Rental Terms

Monthly rent	230,000
Quartly rent	690,000
Annual Escalation AVG	8%
Cap rate	5%

Year 3	Year 4	Year 5	Year 6	Year 7
-EGP 5,659,940	**-EGP 5,659,940**	**-EGP 5,659,940**	**EGP 0**	**EGP 0**
3,042,900	3,195,045	3,658,007	3,658,007	3,914,068
		-	-	-
-EGP 2,617,040	**-EGP 2,464,895**	**-EGP 2,001,933**	**EGP 3,658,007**	**EGP 3,914,068**

Year 3	Year 4	Year 5	Year 6	Year 7
6.30%	6.62%	7.57%	7.57%	8.10%
9.29%	9.76%	11.17%	11.17%	11.95%

Total Investment	EGP 48,299,700
Peal Equity	EGP 32,745,748
Total Rental	98,044,096
Sales Proceeds	EGP 212,097,909
Total Returns	EGP 310,142,005

2,300,000

5%

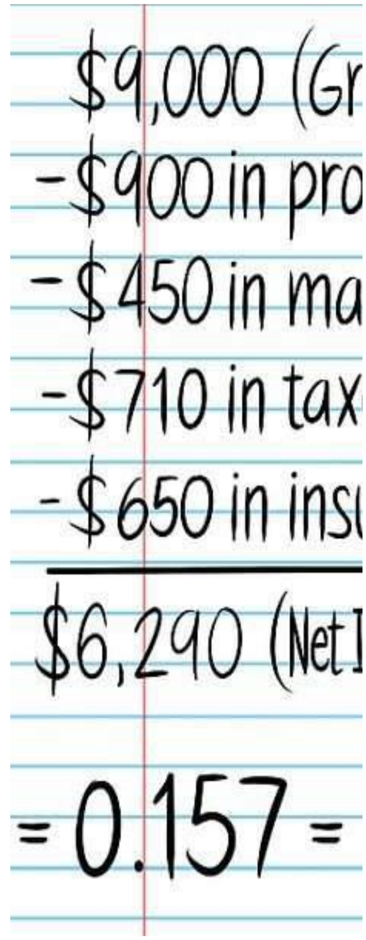
Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
EGP 0	**EGP 0**	**EGP 0**	**EGP 0**	**-EGP 920,000**	**EGP 0**
4,266,334	4,650,304	5,068,831	5,525,026	6,022,278	6,564,283
-	-	-			
EGP 4,266,334	**EGP 4,650,304**	**EGP 5,068,831**	**EGP 5,525,026**	**EGP 5,102,278**	**EGP 6,564,283**

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
8.83%	9.63%	10.49%	11.44%	12.47%	13.59%
13.03%	14.20%	15.48%	16.87%	18.39%	20.05%

Year 14	Year 15	Year 16	Year 17	Year 18
EGP 0	**EGP 0**	**-EGP 3,658,007**	**-EGP 3,914,068**	**-EGP 4,266,334**
7,155,069	7,799,025	8,500,937	9,266,021	10,099,963
		-		**212,097,909**
EGP 7,155,069	**EGP 7,799,025**	**EGP 4,842,930**	**EGP 5,351,954**	**EGP 217,931,539**

Year 14	Year 15	Year 16	Year 17	Year 18
14.81%	16.15%	17.60%	19.18%	20.91%
21.85%	23.82%	25.96%	28.30%	30.84%

Total
-EGP 48,299,700
EGP 98,044,096
EGP 0




oss Income)
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Income) ÷ $40,000 (Purchase price)
15.7% cap rate
wikiHow to Figure Cap Rate