

SUMMARY

Analysis Type: **Buying**

Property Type: **Mixed-Use**

Age of Property (Completion Year): **1970**

Site Area: **13,000 sq ft**

Gross Building Area: **13,000 sq ft**

Gross Leasable Area: **12,000 sq ft**

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
SSN	2,000	\$1,000	\$12,000	\$6
Retail	2,000	\$1,335	\$16,020	\$8
Lower Storage	4,000	\$2,600	\$31,200	\$8
Upper storage	4,000	\$2,000	\$24,000	\$6
		Monthly	Annually	
Property Income:		\$6,935	\$83,220	
Additional Income:		\$0	\$0	
Property Square Footage:	13,000			
Total Estimate Gross Income (EGI):			\$81,556	

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$458	\$5,496	6.74
Insurance	\$167	\$2,004	2.46
Utilities	\$200	\$2,400	2.94
Electricity	\$500	\$6,000	7.36
Water & Sewer	\$150	\$1,800	2.21
Garbage	\$100	\$1,200	1.47
Maintenance & Repair	\$136	\$1,632	2
Mortgage Payment	\$	\$	

Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$136	\$1,632	2

Total Expenses

Monthly: \$1,847

Annual: \$22,164

% of Income: 27.18%

VALUATION & CAP RATE

Property Value or Sale Price: \$340,000

Property CAP Rate: 17.47%

LOAN INFORMATION

Down Payment (14.71%): \$50,000

Loan Amount (85.29%): \$290,000

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$2,248

Annual Debt Services: \$26,980

Debt Coverage Ratio: 2.2