



Income Analysis

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

INCOME

| | Monthly | Annually |
|------------------------------------|---------|----------|
| Property Income: | \$7,083 | \$85,000 |
| Additional Income: | \$0 | \$0 |
| Property Square Footage: | | |
| Total Estimate Gross Income (EGI): | | \$85,000 |

EXPENSES

Total Expenses

| | | |
|----------|---------|--------------|
| Monthly: | Annual: | % of Income: |
|----------|---------|--------------|

VALUATION & CAP RATE

| | |
|---|---------------------------|
| Property Value or Sale Price: \$800,000 | Property CAP Rate: 10.63% |
|---|---------------------------|

LOAN INFORMATION

| | | |
|--------------------------------|-------------------------------|--------------------------|
| Down Payment (20%): \$160,000 | Loan Amount (80%): \$640,000 | |
| Interest Rate: 4.75% | Amortization Period: 15 Years | Monthly Payment: \$4,978 |
| Annual Debt Services: \$59,737 | Debt Coverage Ratio: 1.42 | |