

## SUMMARY

**Analysis Type: Buying**

**Property Type: Retail**

**Age of Property (Completion Year): 1951**

**Site Area: 7,010 sq ft**

**Gross Building Area: 3,400 sq ft**

**Gross Leasable Area: 3,400 sq ft**

## INCOME

	Monthly	Annually
<b>Property Income:</b>	<b>\$7,431</b>	<b>\$89,172</b>
<b>Additional Income:</b>	<b>\$0</b>	<b>\$0</b>
<b>Property Square Footage:</b>	<b>3,400</b>	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$87,389</b>

## EXPENSES

**Total Expenses**

**Monthly: \$1,021**

**Annual: \$12,249**

**% of Income: 14.02%**

## VALUATION & CAP RATE

**Property Value or Sale Price: \$700,279**

**Property CAP Rate: 10.73%**

## LOAN INFORMATION

**Down Payment (35%): \$245,098**

**Loan Amount (65%): \$455,181**

**Interest Rate: 8%**

**Amortization Period: 10 Years**

**Monthly Payment: \$5,523**

**Annual Debt Services: \$66,271**

**Debt Coverage Ratio: 1.13**