# Income Analysis

Report courtesy of FWD Coaching

## SUMMARY

**Analysis Type: Buying**
**Property Type: Mixed-Use**
**Age of Property (Completion Year): 1980**
**Site Area: 20,000 sq ft**
**Gross Building Area: 20,000 sq ft**
**Gross Leasable Area: 20,000 sq ft**

## INCOME

| | Monthly | Annually |
|---|---|---|
| Property Income: | $10,500 | $126,000 |
| Additional Income: | $0 | $0 |
| Property Square Footage: | 20,000 | |
| Total Estimate Gross Income (EGI): | | $119,700 |

## EXPENSES

**Total Expenses**

**Monthly: $4,367** **Annual: $52,404** **% of Income: 43.78%**

## VALUATION & CAP RATE

**Property Value or Sale Price: $841,200** **Property CAP Rate: 8.00%**

## LOAN INFORMATION

**Down Payment (20%): $168,240** **Loan Amount (80%): $672,960**

**Interest Rate: 7%** **Amortization Period: 30 Years** **Monthly Payment: $4,477**

**Annual Debt Services: $53,727** **Debt Coverage Ratio: 1.25**

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