

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Office**  
**Age of Property (Completion Year): 36**  
**Site Area: 44,000 sq ft**  
**Gross Building Area: 34,202 sq ft**  
**Gross Leasable Area: 35,272 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$53,032	\$636,388
Additional Income:	\$0	\$0
Property Square Footage:	44,000	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$636,388</b>

## EXPENSES

### Total Expenses

Monthly: \$18,561                      Annual: \$222,736                      % of Income: 35%

## VALUATION & CAP RATE

Property Value or Sale Price: \$4,100,000                      Property CAP Rate: 10.09%

## LOAN INFORMATION

Down Payment (10%): \$410,000                      Loan Amount (90%): \$3,690,000  
 Interest Rate: 7.5%                      Amortization Period: 20 Years                      Monthly Payment: \$29,726  
 Annual Debt Services: \$356,717                      Debt Coverage Ratio: 1.16