

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

INCOME

		Monthly	Annually
Property Income:	\$2,400		\$28,800
Additional Income:	\$0		\$0
Property Square Footage:			
Total Estimate Gross Income (EGI):			\$26,496

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$83	\$996	3.76
Insurance	\$200	\$2,400	9.06
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$250	\$3,000	11.32
Garbage	\$25	\$300	1.13
Maintenance & Repair	\$110	\$1,320	4.98
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
lawn care	\$100	\$1,200	4.53

Total Expenses

Monthly: \$768

Annual: \$9,216

% of Income: 34.78%

VALUATION & CAP RATE

Property Value or Sale Price: \$200,000

Property CAP Rate: 8.64%

LOAN INFORMATION

Down Payment (10%): \$20,000

Loan Amount (90%): \$180,000

Interest Rate: 6%

Amortization Period: 30 Years

Monthly Payment: \$1,079

Annual Debt Services: \$12,950

Debt Coverage Ratio: 1.33