



Income Analysis

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Buying

Property Type: Retail

Site Area: 14,500 sq ft

Gross Building Area: 8,000 sq ft

Gross Leasable Area: 8,000 sq ft

INCOME

		Monthly	Annually
Property Income:	\$10,000		\$120,000
Additional Income:	\$0		\$0
Property Square Footage:	8,000		
Total Estimate Gross Income (EGI):			\$117,600

EXPENSES

Total Expenses

Monthly: \$300

Annual: \$3,600

% of Income: 3.06%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,250,000

Property CAP Rate: 9.12%

LOAN INFORMATION

Down Payment (40%): \$500,000

Loan Amount (60%): \$750,000

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment: \$4,545

Annual Debt Services: \$54,538

Debt Coverage Ratio: 2.09