

SUMMARY

Analysis Type: **Buying**

Property Type: **Mixed-Use**

Site Area: **90,000 sq ft**

Gross Building Area: **72,000 sq ft**

Gross Leasable Area: **72,000 sq ft**

INCOME

	Monthly	Annually
Property Income:	\$200,000	\$2,400,000
Additional Income:	\$0	\$0
Property Square Footage:	90,000	
Total Estimate Gross Income (EGI):		\$2,352,000

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$17,583	\$210,996	8.97
Insurance	\$8,333	\$99,996	4.25
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$5,880	\$70,560	3

Total Expenses

Monthly: \$31,796

Annual: \$381,552

% of Income: 16.22%

VALUATION & CAP RATE

Property Value or Sale Price: \$49,261,200

Property CAP Rate: 4%

LOAN INFORMATION

Down Payment (16%): \$7,881,792

Loan Amount (84%): \$41,379,408

Interest Rate: 6%

Amortization Period: 30 Years

Monthly Payment: \$248,090

Annual Debt Services: \$2,977,085

Debt Coverage Ratio: 0.66