

SUMMARY

Analysis Type: **Buying**
 Property Type: **Retail**
 Address: **1014 Unity Center Rd**
 Site Area: **32,613 sq ft**
 Gross Building Area: **3,600 sq ft**
 Gross Leasable Area: **3,600 sq ft**



INCOME

| Name | SQFT | Monthly | Annual | \$/SQFT |
|------------------------------------|---------|---------|----------|---------|
| Dr Kubit (Chiropractor)) | 900 | \$800 | \$9,600 | \$11 |
| Hound Haven Dog Grooming | 450 | \$625 | \$7,500 | \$17 |
| SunCo Window & Door Co | 450 | \$625 | \$7,500 | \$17 |
| Favero's Beauty Salan | 1,800 | \$1,900 | \$22,800 | \$ |
| | | Monthly | Annually | |
| Property Income: | \$3,950 | | \$47,400 | |
| Additional Income: | \$0 | | \$0 | |
| Property Square Footage: | 3,600 | | | |
| Total Estimate Gross Income (EGI): | | | \$46,452 | |

EXPENSES

| Name | Monthly | Annually | % |
|----------------------|---------|----------|-------|
| Real Estate Taxes | \$658 | \$7,896 | 17 |
| Insurance | \$125 | \$1,500 | 3.23 |
| Utilities | \$417 | \$5,004 | 10.77 |
| Electricity | \$ | \$ | |
| Water & Sewer | \$ | \$ | |
| Garbage | \$ | \$ | |
| Maintenance & Repair | \$194 | \$2,323 | 5 |
| Management | \$ | \$ | |
| Payroll | \$ | \$ | |
| Advertising | \$ | \$ | |
| Office/Admin/Misc | \$ | \$ | |
| Security | \$ | \$ | |
| Reserves | \$194 | \$2,323 | 5 |

Total Expenses

Monthly: \$1,587

Annual: \$19,045

% of Income: 41%

VALUATION & CAP RATE

Property Value or Sale Price: \$391,526

Property CAP Rate: 7.00%

LOAN INFORMATION

Down Payment (17.72%): \$69,375

Loan Amount (82.28%): \$322,151

Interest Rate: 6.5%

Amortization Period: 20 Years

Monthly Payment: \$2,402

Annual Debt Services: \$28,822

Debt Coverage Ratio: 0.95