

## 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	\$1,000	\$12,000	\$13
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	\$13
		Monthly	Annually	
Property Income:	\$4,150		\$49,800	
Additional Income:	\$0		\$0	
Property Square Footage:	3,600			
Total Estimate Gross Income (EGI):			\$49,302	

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$658	\$7,896	16.02
Insurance	\$125	\$1,500	3.04
Utilities	\$417	\$5,000	10.14
Garbage	\$	\$	
Maintenance & Repair	\$333	\$4,000	8.11
Management	\$247	\$2,958	6
Reserves	\$205	\$2,460	4.99

### Total Expenses

Monthly: \$1,985

Annual: \$23,814

% of Income: 48.3%

## VALUATION & CAP RATE

Property Value or Sale Price: \$392,043

Property CAP Rate: 6.50%

## LOAN INFORMATION

Down Payment (30%): \$117,613

Loan Amount (70%): \$274,430

Interest Rate: 6%

Amortization Period: 25 Years

Monthly Payment: \$1,768

Annual Debt Services: \$21,218

Debt Coverage Ratio: 1.20