

SUMMARY

Analysis Type: Selling
Property Type: Office
Address: 1201 Carolina Place
Age of Property (Completion Year): 2013
Site Area: 2,899 sq ft
Gross Building Area: 9,093 sq ft
Gross Leasable Area: 2,889 sq ft



INCOME

		Monthly	Annually
Property Income:	\$12,500		\$150,000
Additional Income:	\$0		\$0
Property Square Footage:	2,889		
Total Estimate Gross Income (EGI):			\$150,000

EXPENSES

Total Expenses

Monthly: \$2,333 Annual: \$28,000 % of Income: 18.67%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,450,000 Property CAP Rate: 8.41%

LOAN INFORMATION

Down Payment (25%): \$362,500 Loan Amount (75%): \$1,087,500
 Interest Rate: 6.5% Amortization Period: 30 Years Monthly Payment: \$6,874
 Annual Debt Services: \$82,485 Debt Coverage Ratio: 1.48