

SUMMARY

Analysis Type: Build
Property Type: Industrial
Address: 1202 IH 30 Mesquite TX
Age of Property (Completion Year): Proposed 2025
Site Area: 109,800 sq ft
Gross Building Area: 19,842 sq ft
Gross Leasable Area: 19,842 sq ft

INCOME

	Monthly	Annually
Property Income:	\$29,583	\$355,000
Additional Income:	\$0	\$0
Property Square Footage:	109,800	
Total Estimate Gross Income (EGI):		\$355,000

EXPENSES

Total Expenses

Monthly: \$6,250 Annual: \$75,000 % of Income: 21.13%

VALUATION & CAP RATE

Property Value or Sale Price: \$5,600,000 Property CAP Rate: 5%

LOAN INFORMATION

Down Payment (20.87%): \$1,168,566 Loan Amount (79.13%): \$4,431,434
 Interest Rate: 8% Amortization Period: 25 Years Monthly Payment: \$21,045
 Annual Debt Services: \$252,537 Debt Coverage Ratio: 1.11