

SUMMARY

Analysis Type: Selling
Property Type: Office
Address: 123 Sesame St
Age of Property (Completion Year): 1890
Site Area: 4,444 sq ft
Gross Building Area: 4,433 sq ft
Gross Leasable Area: 4,400 sq ft



INCOME

		Monthly	Annually
Property Income:	\$13,000		\$156,000
Additional Income:	\$500		\$6,000
Property Square Footage:	4,400		
Total Estimate Gross Income (EGI):			\$156,000

EXPENSES

Total Expenses

Monthly: \$6,000 Annual: \$72,000 % of Income: 44.44%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,500,000 Property CAP Rate: 6.00%

LOAN INFORMATION

Down Payment (80%): \$1,200,000 Loan Amount (20%): \$300,000
 Interest Rate: 4% Amortization Period: 20 Years Monthly Payment: \$1,818
 Annual Debt Services: \$21,815 Debt Coverage Ratio: 4.13