

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Office**  
**Address: 1234 Any Street**  
**Age of Property (Completion Year): 20**  
**Site Area: 3,300 sq ft**  
**Gross Building Area: 3,800 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$2,800	\$33,600
Additional Income:	\$0	\$0
Property Square Footage:	3,300	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$33,600</b>

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$525	\$6,300	18.75
Insurance	\$137	\$1,648	4.9
HOA	\$50	\$600	1.79
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	

**Total Expenses**

**Monthly: \$712****Annual: \$8,548****% of Income: 25.44%**

## VALUATION & CAP RATE

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**Property Value or Sale Price: \$370,000****Property CAP Rate: 6.77%**

## LOAN INFORMATION

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**Down Payment (30%): \$111,000****Loan Amount (70%): \$259,000****Interest Rate: 7.5%****Amortization Period: 30 Years****Monthly Payment: \$1,811****Annual Debt Services: \$21,732****Debt Coverage Ratio: 1.15**