

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Office**  
**Address: 1260 N Arizona Ave Chandler AZ 85225**  
**Age of Property (Completion Year): 1984**  
**Site Area: 43,560 sq ft**  
**Gross Building Area: 5,000 sq ft**  
**Gross Leasable Area: 4,800 sq ft**

## INCOME

		Monthly	Annually
Property Income:	\$4,000		\$48,000
Additional Income:	\$0		\$0
Property Square Footage:	4,800		
Total Estimate Gross Income (EGI):			\$47,040

## EXPENSES

Total Expenses  
Monthly: \$1,000      Annual: \$12,000      % of Income: 25.51%

## VALUATION & CAP RATE

Property Value or Sale Price: \$584,000      Property CAP Rate: 6.00%

## LOAN INFORMATION

Down Payment (25%): \$146,000      Loan Amount (75%): \$438,000  
Interest Rate: 7%      Amortization Period: 20 Years      Monthly Payment: \$3,396  
Annual Debt Services: \$40,750      Debt Coverage Ratio: 0.86