

## SUMMARY

**Analysis Type: Existing Property (hold)**  
**Property Type: Office**  
**Address: 12760 Aberdeen St NE Blaine MN 55449**  
**Age of Property (Completion Year): 2007**  
**Site Area: 38,333 sq ft**  
**Gross Building Area: 6,805 sq ft**  
**Gross Leasable Area: 6,668 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$21,687	\$260,244
Additional Income:	\$0	\$0
Property Square Footage:	38,333	
Total Estimate Gross Income (EGI):		\$260,244

## EXPENSES

### Total Expenses

Monthly: \$5,693                      Annual: \$68,316                      % of Income: 26.25%

## VALUATION & CAP RATE

Property Value or Sale Price: \$1,400,000                      Property CAP Rate: 13.71%

## LOAN INFORMATION

**Down Payment (10%): \$140,000                      Loan Amount (90%): \$1,260,000**  
**Interest Rate: 3.65%                      Amortization Period: 25 Years                      Monthly Payment: \$6,410**  
**Annual Debt Services: \$76,916                      Debt Coverage Ratio: 2.5**