



# Income Analysis

14141 SW 142 ST

Report courtesy of Troy Muljat

## SUMMARY

Analysis Type: **Selling**

Property Type: **Industrial**

Address: **14141 SW 142 ST**

Age of Property (Completion Year): **1994**

Site Area: **9,100 sq ft**

Gross Building Area: **9,100 sq ft**

Gross Leasable Area: **22,300 sq ft**

## INCOME

| Name                               | SQFT     | Monthly  | Annual    | \$/SQFT  |
|------------------------------------|----------|----------|-----------|----------|
| Luis Mazza                         | 9,100    | \$14,000 | \$168,000 | \$18     |
|                                    |          | Monthly  |           | Annually |
| Property Income:                   | \$14,000 |          | \$168,000 |          |
| Additional Income:                 | \$0      |          | \$0       |          |
| Property Square Footage:           | 22,300   |          |           |          |
| Total Estimate Gross Income (EGI): |          |          | \$168,000 |          |

## EXPENSES

| Name                 | Monthly | Annually | %     |
|----------------------|---------|----------|-------|
| Real Estate Taxes    | \$1,718 | \$20,616 | 12.27 |
| Insurance            | \$250   | \$3,000  | 1.79  |
| Utilities            | \$      | \$       |       |
| Electricity          | \$      | \$       |       |
| Water & Sewer        | \$      | \$       |       |
| Garbage              | \$      | \$       |       |
| Maintenance & Repair | \$      | \$       |       |
| Management           | \$      | \$       |       |
| Payroll              | \$      | \$       |       |
| Advertising          | \$      | \$       |       |
| Office/Admin/Misc    | \$      | \$       |       |
| Security             | \$      | \$       |       |
| Reserves             | \$      | \$       |       |

### Total Expenses

Monthly: \$1,968

Annual: \$23,616

% of Income: 14.06%

## VALUATION & CAP RATE

Property Value or Sale Price: \$2,887,680

Property CAP Rate: 5%

## LOAN INFORMATION

Down Payment ( %):

Loan Amount ( %):

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: