

## SUMMARY

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**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

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

## 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: