

SUMMARY

Analysis Type: Buying
Property Type: Industrial
Address: 143 West 154th Street
Age of Property (Completion Year): 30
Site Area: 44,000 sq ft
Gross Building Area: 44,000 sq ft
Gross Leasable Area: 44,000 sq ft

INCOME

	Monthly	Annually
Property Income:	\$31,043	\$372,512
Additional Income:	\$0	\$0
Property Square Footage:	44,000	
Total Estimate Gross Income (EGI):		\$372,512

EXPENSES

Total Expenses

Monthly: \$621 Annual: \$7,450 % of Income: 2%

VALUATION & CAP RATE

Property Value or Sale Price: \$4,621,038 Property CAP Rate: 7.9%

LOAN INFORMATION

Down Payment (30%): \$1,386,311 Loan Amount (70%): \$3,234,727
 Interest Rate: 6.75% Amortization Period: 20 Years Monthly Payment: \$24,596
 Annual Debt Services: \$295,148 Debt Coverage Ratio: 1.24