

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **1456 N Main St**

INCOME

| | Monthly | Annually |
|---|----------|------------------|
| Property Income: | \$28,729 | \$344,753 |
| Additional Income: | \$700 | \$8,400 |
| Property Square Footage: | | |
| Total Estimate Gross Income (EGI): | | \$344,753 |

EXPENSES

| Name | Monthly | Annually | % |
|-----------------------------|---------|----------|------|
| Supplies | \$482 | \$5,780 | 1.64 |
| Taxes, Utilities, Insurance | \$1,494 | \$17,931 | 5.08 |
| Repairs and Maintainance | \$2,919 | \$35,026 | 9.92 |

Total Expenses

Monthly: \$4,895

Annual: \$58,737

% of Income: 16.63%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,800,000

Property CAP Rate: 16.36%

LOAN INFORMATION

Down Payment (10%): \$180,000

Loan Amount (90%): \$1,620,000

Interest Rate: 7.5%

Amortization Period: 25 Years

Monthly Payment: \$11,972

Annual Debt Services: \$143,660

Debt Coverage Ratio: 2.05