

## SUMMARY

Analysis Type: **Selling**

Property Type: **Retail**

Address: **1461 US 19 S Leesburg GA 31763**

Age of Property (Completion Year): **2001**

Site Area: **132,858 sq ft**

Gross Building Area: **40,750 sq ft**

Gross Leasable Area: **40,750 sq ft**

## INCOME

		Monthly	Annually
Property Income:	\$15,000		\$180,000
Additional Income:	\$0		\$0
Property Square Footage:	40,750		
Total Estimate Gross Income (EGI):			\$178,200

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$1,194	\$14,328	8.04
Insurance	\$1,535	\$18,420	10.34
Utilities	\$281	\$3,372	1.89
Water & Sewer	\$61	\$732	0.41
Garbage	\$134	\$1,608	0.9
Lawn care	\$450	\$5,400	3.03

### Total Expenses

Monthly: \$3,655

Annual: \$43,860

% of Income: 24.61%

## VALUATION & CAP RATE

Property Value or Sale Price: \$2,066,769

Property CAP Rate: 6.5%

## LOAN INFORMATION

Down Payment (100%): \$2,066,769

Loan Amount ( %):

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: