

SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Industrial
Address: 200 Avenue I Alvin Texas 77511
Age of Property (Completion Year): 2011
Site Area: 374,616 sq ft
Gross Building Area: 87,040 sq ft
Gross Leasable Area: 87,040 sq ft



INCOME

	Monthly	Annually
Property Income:	\$91,369	\$1,096,425
Additional Income:	\$0	\$0
Property Square Footage:	374,616	
Total Estimate Gross Income (EGI):		\$219,285

EXPENSES

Name	Monthly	Annually	%

Total Expenses

Monthly: \$90,806

Annual: \$1,089,672

% of Income: 496.92%

VALUATION & CAP RATE

Property Value or Sale Price: \$7,200,000

Property CAP Rate: -12.09%

LOAN INFORMATION

Down Payment (69.44%): \$5,000,000

Loan Amount (30.56%): \$2,200,000

Interest Rate: 7%

Amortization Period: 25 Years

Monthly Payment: \$15,549

Annual Debt Services: \$186,590

Debt Coverage Ratio: -4.66