

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: 374,616 sq ft



INCOME

	Monthly	Annually
Property Income:	\$100,966	\$1,211,597
Additional Income:	\$5,000	\$60,000
Property Square Footage:	374,616	
Total Estimate Gross Income (EGI):		\$726,958

EXPENSES

Total Expenses

Monthly: \$41,058

Annual: \$492,698

% of Income: 62.61%

VALUATION & CAP RATE

Property Value or Sale Price: \$4,179,831

Property CAP Rate: 7.04%

LOAN INFORMATION

Down Payment (47.37%): \$1,979,831

Loan Amount (52.63%): \$2,200,000

Interest Rate: 7%

Amortization Period: 25 Years

Monthly Payment: \$15,549

Annual Debt Services: \$186,590

Debt Coverage Ratio: 1.58