

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:	\$110,541	\$1,326,490
Additional Income:	\$21,967	\$263,600
Property Square Footage:	374,616	
Total Estimate Gross Income (EGI):		\$512,025

EXPENSES

Total Expenses

Monthly: \$56,333

Annual: \$676,000

% of Income: 87.16%

VALUATION & CAP RATE

Property Value or Sale Price: \$4,200,000

Property CAP Rate: 2.37%

LOAN INFORMATION

Down Payment (47.62%): \$2,000,000

Loan Amount (52.38%): \$2,200,000

Interest Rate: 7%

Amortization Period: 25 Years

Monthly Payment: \$15,549

Annual Debt Services: \$186,590

Debt Coverage Ratio: 0.53