

## SUMMARY

Analysis Type: **Selling**  
 Property Type: **Mixed-Use**  
 Address: **200 E 8th St Homestead**

## INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
Apt 1	0	\$	\$	\$
Apt 2	0	\$1,400	\$16,800	\$
Apt 3	0	\$1,200	\$14,400	\$
Apt 4	0	\$	\$	\$
Apt 5	0	\$1,550	\$18,600	\$
Retail A	0	\$2,200	\$26,400	\$
Retail B	0	\$	\$	\$
Retail C	0	\$2,000	\$24,000	\$
Retail	0	\$1,100	\$13,200	\$
		<b>Monthly</b>	<b>Annually</b>	
<b>Property Income:</b>	<b>\$9,450</b>		<b>\$113,400</b>	
<b>Additional Income:</b>	<b>\$0</b>		<b>\$0</b>	
<b>Property Square Footage:</b>				
<b>Total Estimate Gross Income (EGI):</b>			<b>\$96,390</b>	

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$1,296	\$15,552	16.13
Insurance	\$340	\$4,080	4.23
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$402	\$4,824	5
Management	\$803	\$9,636	10
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$161	\$1,932	2

### Total Expenses

Monthly: \$3,002

Annual: \$36,024

% of Income: 37.37%

## VALUATION & CAP RATE

Property Value or Sale Price: \$603,635

Property CAP Rate: 10.00%

## LOAN INFORMATION

Down Payment ( %):

Loan Amount (100%): \$603,635

Interest Rate: 7.5%

Amortization Period: 20 Years

Monthly Payment: \$4,863

Annual Debt Services: \$58,354

Debt Coverage Ratio: 1.03