

SUMMARY

Analysis Type: **Selling**
 Property Type: **Mixed-Use**
 Address: **200 E 8th St Homestead**
 Site Area: **9,133 sq ft**
 Gross Building Area: **16,341 sq ft**



INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
Apt 1	0	\$1,880	\$22,560	\$
Apt 2	0	\$1,400	\$16,800	\$
Apt 3	0	\$1,200	\$14,400	\$
Apt 4	0	\$1,880	\$22,560	\$
Apt 5	0	\$1,550	\$18,600	\$
Retail A	0	\$2,200	\$26,400	\$
Retail B	0	\$2,200	\$26,400	\$
Retail C	0	\$2,000	\$24,000	\$
Retail	0	\$1,100	\$13,200	\$
		Monthly	Annually	
Property Income:	\$15,410		\$184,920	
Additional Income:	\$0		\$0	
Property Square Footage:				
Total Estimate Gross Income (EGI):			\$166,428	

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$1,296	\$15,552	9.34
Insurance	\$340	\$4,080	2.45
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$46	\$552	0.33
Maintenance & Repair	\$693	\$8,316	5
Management	\$971	\$11,652	7
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$693	\$8,316	5

Total Expenses

Monthly: \$4,039

Annual: \$48,468

% of Income: 29.12%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,241,684

Property CAP Rate: 9.50%

LOAN INFORMATION

Down Payment (25%): \$310,407

Loan Amount (75%): \$931,277

Interest Rate: 7.5%

Amortization Period: 20 Years

Monthly Payment: \$7,502

Annual Debt Services: \$90,028

Debt Coverage Ratio: 1.31