

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **2111 bent oak**

Age of Property (Completion Year): **2020**

Site Area: **10,560 sq ft**

Gross Building Area: **2,058 sq ft**

Gross Leasable Area: **2,060 sq ft**

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
john doe	1,030	\$1,825	\$21,900	\$21
jane doe	1,030	\$1,825	\$21,900	\$21
		Monthly	Annually	
Property Income:		\$3,650	\$43,800	
Additional Income:		\$0	\$0	
Property Square Footage:		10,560		
Total Estimate Gross Income (EGI):			\$43,800	

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$372	\$4,464	10.19
Insurance	\$221	\$2,652	6.05
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$50	\$600	1.37
Garbage	\$	\$	
Maintenance & Repair	\$100	\$1,200	2.74
Management	\$	\$	
Payroll	\$	\$	

Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$21	\$252	0.58

Total Expenses

Monthly: \$764

Annual: \$9,168

% of Income: 20.93%

VALUATION & CAP RATE

Property Value or Sale Price: \$589,000

Property CAP Rate: 5.88%

LOAN INFORMATION

Down Payment (50%): \$294,500

Loan Amount (50%): \$294,500

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$1,959

Annual Debt Services: \$23,512

Debt Coverage Ratio: 1.47