

## 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	
<b>Property Income:</b>		\$3,650	\$43,800	
<b>Additional Income:</b>		\$0	\$0	
<b>Property Square Footage:</b>	10,560			
<b>Total Estimate Gross Income (EGI):</b>			\$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