

SUMMARY

Analysis Type: **Selling**

Property Type: **Retail**

Address: **2319 Lincoln Way West, South Bend, IN**

Age of Property (Completion Year): **70 years**

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
barber	0	\$1,200	\$14,400	\$
rental	0	\$1,700	\$20,400	\$
		Monthly	Annually	
Property Income:		\$2,900	\$34,800	
Additional Income:		\$0	\$0	
Property Square Footage:				
Total Estimate Gross Income (EGI):			\$34,800	

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$124	\$1,488	4.28
Insurance	\$133	\$1,596	4.59
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	

Total Expenses

Monthly: \$257

Annual: \$3,084

% of Income: 8.86%

VALUATION & CAP RATE

Property Value or Sale Price: \$317,160

Property CAP Rate: 10%

LOAN INFORMATION

Down Payment (%):

Loan Amount (100%): \$317,160

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment: \$1,922

Annual Debt Services: \$23,063

Debt Coverage Ratio: 1.38