

SUMMARY

Analysis Type: Buying

Property Type: Office

Address: 241 16th Avenue NE Hickory North Carolina 28601

Age of Property (Completion Year): 1984

Site Area: 8,064 sq ft

INCOME

	Monthly	Annually
Property Income:	\$7,000	\$84,000
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$84,000

EXPENSES

Total Expenses

Monthly: \$833 **Annual: \$10,000** **% of Income: 11.9%**

VALUATION & CAP RATE

Property Value or Sale Price: \$890,000 **Property CAP Rate: 8.31%**

LOAN INFORMATION

Down Payment (25%): \$222,500 **Loan Amount (75%): \$667,500**

Interest Rate: 6.5% **Amortization Period: 30 Years** **Monthly Payment: \$4,219**

Annual Debt Services: \$50,629 **Debt Coverage Ratio: 1.46**