



Income Analysis

2435 Warren St Covington KY 41011

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Existing Property (hold)

Property Type: Office

Address: 2435 Warren St Covington KY 41011

Age of Property (Completion Year): 1927

Site Area: 3,000 sq ft

Gross Building Area: 1,200 sq ft

Gross Leasable Area: 1,200 sq ft

INCOME

		Monthly	Annually
Property Income:	\$1,700		\$20,400
Additional Income:	\$0		\$0
Property Square Footage:	1,200		
Total Estimate Gross Income (EGI):			\$20,400

EXPENSES

Total Expenses

Monthly: \$150

Annual: \$1,800

% of Income: 8.82%

VALUATION & CAP RATE

Property Value or Sale Price: \$253,731

Property CAP Rate: 7.33%

LOAN INFORMATION

Down Payment (%):

Loan Amount (100%): \$253,731

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment: \$1,538

Annual Debt Services: \$18,451

Debt Coverage Ratio: 1.01