

SUMMARY

Analysis Type: **Buying**
 Property Type: **Retail**
 Address: **2520 Mossie Blvd**
 Age of Property (Completion Year): **1966**
 Site Area: **4,000 sq ft**
 Gross Building Area: **8,000 sq ft**
 Gross Leasable Area: **7,450 sq ft**



INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
Condo 1 - Riter	1,000	\$1,300	\$15,600	\$16
Condo 1 - Optician	1,000	\$1,300	\$15,600	\$16
Condo 2 - Ophthalmology	2,000	\$2,000	\$24,000	\$12
Condo 3 - Farmers Ins	850	\$400	\$4,800	\$6
Condo 3 - Shearer Financial	850	\$650	\$7,800	\$9
Condo 3 - Terry Shorr	300	\$290	\$3,480	\$12
Condo 4 - Gold Law	1,000	\$1,100	\$13,200	\$13
Condo 4 - Attorney 1	300	\$500	\$6,000	\$20
Condo 4 - Attorney 2	150	\$100	\$1,200	\$8
		Monthly	Annually	
Property Income:	\$7,640		\$91,680	
Additional Income:	\$0		\$0	
Property Square Footage:	7,450			
Total Estimate Gross Income (EGI):			\$89,846	



Income Analysis

2520 Mossie Blvd
Report courtesy of Susan Pittman

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$1,300	\$15,600	17.36
Insurance	\$333	\$3,996	4.45
Utilities	\$872	\$10,464	11.65
Shared	\$600	\$7,200	8.01
Maintenance & Repair	\$327	\$3,920	4.36
Management	\$449	\$5,391	6
Reserves	\$374	\$4,492	5

Total Expenses

Monthly: \$4,255

Annual: \$51,063

% of Income: 56.83%

VALUATION & CAP RATE

Property Value or Sale Price: \$494,685

Property CAP Rate: 7.84%

LOAN INFORMATION

Down Payment (30%): \$148,405

Loan Amount (70%): \$346,279

Interest Rate: 6%

Amortization Period: 20 Years

Monthly Payment: \$2,481

Annual Debt Services: \$29,770

Debt Coverage Ratio: 1.3