

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Office**  
**Address: 25400 US Hwy 19 N**  
**Age of Property (Completion Year): 1980**  
**Site Area: 100,000 sq ft**  
**Gross Building Area: 90,000 sq ft**  
**Gross Leasable Area: 80,000 sq ft**



## INCOME

|   | Monthly         | Annually         |
|---|-----------------|------------------|
| <b>Property Income:</b>                   | <b>\$50,000</b> | <b>\$600,000</b> |
| <b>Additional Income:</b>                 | <b>\$0</b>      | <b>\$0</b>       |
| <b>Property Square Footage:</b>           | <b>100,000</b>  |                  |
| <b>Total Estimate Gross Income (EGI):</b> |                 | <b>\$588,000</b> |

## EXPENSES

| Name                            | Monthly        | Annually        | %           |
|---------------------------------|----------------|-----------------|-------------|
| <b>Real Estate Taxes</b>        | <b>\$5,000</b> | <b>\$60,000</b> | <b>10.2</b> |
| <b>Insurance</b>                | <b>\$5,000</b> | <b>\$60,000</b> | <b>10.2</b> |
| <b>Utilities</b>                | <b>\$5,000</b> | <b>\$60,000</b> | <b>10.2</b> |
| <b>Electricity</b>              | <b>\$</b>      | <b>\$</b>       |             |
| <b>Water &amp; Sewer</b>        | <b>\$</b>      | <b>\$</b>       |             |
| <b>Garbage</b>                  | <b>\$</b>      | <b>\$</b>       |             |
| <b>Maintenance &amp; Repair</b> | <b>\$2,000</b> | <b>\$24,000</b> | <b>4.08</b> |
| <b>Management</b>               | <b>\$5,000</b> | <b>\$60,000</b> | <b>10.2</b> |
| <b>Payroll</b>                  | <b>\$</b>      | <b>\$</b>       |             |
| <b>Advertising</b>              | <b>\$</b>      | <b>\$</b>       |             |
| <b>Office/Admin/Misc</b>        | <b>\$500</b>   | <b>\$6,000</b>  | <b>1.02</b> |
| <b>Security</b>                 | <b>\$</b>      | <b>\$</b>       |             |

|          |         |          |      |
|----------|---------|----------|------|
| Reserves | \$2,000 | \$24,000 | 4.08 |
|----------|---------|----------|------|

## Total Expenses

Monthly: \$24,500

Annual: \$294,000

% of Income: 50%

## VALUATION & CAP RATE

Property Value or Sale Price: \$3,920,000

Property CAP Rate: 7.50%

## LOAN INFORMATION

Down Payment (20%): \$784,000

Loan Amount (80%): \$3,136,000

Interest Rate: 8%

Amortization Period: 30 Years

Monthly Payment: \$23,011

Annual Debt Services: \$276,130

Debt Coverage Ratio: 1.06