

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Office**  
**Address: 261 West Nyack Road**  
**Age of Property (Completion Year): 1994**  
**Site Area: 18,000 sq ft**  
**Gross Building Area: 1,800 sq ft**  
**Gross Leasable Area: 1,800 sq ft**

## INCOME

|                                    | Monthly | Annually |
|------------------------------------|---------|----------|
| Property Income:                   | \$3,500 | \$42,000 |
| Additional Income:                 | \$0     | \$0      |
| Property Square Footage:           | 18,000  |          |
| Total Estimate Gross Income (EGI): |         | \$41,160 |

## EXPENSES

| Name                 | Monthly | Annually | %     |
|----------------------|---------|----------|-------|
| Real Estate Taxes    | \$1,500 | \$18,000 | 43.73 |
| Insurance            | \$167   | \$2,004  | 4.87  |
| Utilities            | \$42    | \$504    | 1.22  |
| Electricity          | \$      | \$       |       |
| Water & Sewer        | \$      | \$       |       |
| Garbage              | \$83    | \$996    | 2.42  |
| Maintenance & Repair | \$250   | \$3,000  | 7.29  |
| Management           | \$      | \$       |       |
| Payroll              | \$      | \$       |       |
| Advertising          | \$      | \$       |       |
| Office/Admin/Misc    | \$      | \$       |       |
| Security             | \$      | \$       |       |

|          |      |       |      |
|----------|------|-------|------|
| Reserves | \$83 | \$996 | 2.42 |
|----------|------|-------|------|

**Total Expenses**

Monthly: \$2,125

Annual: \$25,500

% of Income: 61.95%

**VALUATION & CAP RATE**

Property Value or Sale Price: \$447,429

Property CAP Rate: 3.5%

**LOAN INFORMATION**

Down Payment (44.7%): \$200,000

Loan Amount (55.3%): \$247,429

Interest Rate: 8%

Amortization Period: 20 Years

Monthly Payment: \$2,070

Annual Debt Services: \$24,835

Debt Coverage Ratio: 0.63