

## SUMMARY

**Analysis Type: Buying**

**Property Type: Mixed-Use**

**Address: 2614 SW 17TH ST Topeka KS 66604**

**Age of Property (Completion Year): 1960**

**Site Area: 6,200 sq ft**

**Gross Building Area: 3,600 sq ft**

**Gross Leasable Area: 3,600 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$4,500	\$54,000
Additional Income:	\$0	\$0
Property Square Footage:	6,200	
Total Estimate Gross Income (EGI):		\$52,920

## EXPENSES

Name	Monthly	Annually	%
Property management	\$221	\$2,646	5
Roof maintenance	\$150	\$1,800	3.4

### Total Expenses

Monthly: \$371

Annual: \$4,446

% of Income: 8.4%

## VALUATION & CAP RATE

Property Value or Sale Price: \$517,920

Property CAP Rate: 9.36%

## LOAN INFORMATION

Down Payment (21.24%): \$110,000

Loan Amount (78.76%): \$407,920

Interest Rate: 6%

Amortization Period: 20 Years

Monthly Payment: \$2,922

Annual Debt Services: \$35,070

Debt Coverage Ratio: 1.38