

SUMMARY

Analysis Type: **Selling**
 Property Type: **Retail**
 Address: **2752 Pleasant Rd**
 Age of Property (Completion Year): **2003**
 Site Area: **19,100 sq ft**

INCOME

	Monthly	Annually
Property Income:	\$34,187	\$410,244
Additional Income:	\$1,708	\$20,500
Property Square Footage:	19,100	
Total Estimate Gross Income (EGI):		\$410,244

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$4,750	\$57,000	13.23
Insurance	\$361	\$4,332	1.01
Utilities	\$2,124	\$25,488	5.92
Maintenance & Repair	\$387	\$4,644	1.08
Management	\$1,761	\$21,132	4.91
Landscaping	\$470	\$5,640	1.31
Office/Admin/Misc	\$147	\$1,764	0.41
Cleaning	\$235	\$2,820	0.65
CAPEX (buildout+hvac)	\$668	\$8,016	1.86

Total Expenses

Monthly: \$10,903

Annual: \$130,836

% of Income: 30.37%

VALUATION & CAP RATE

Property Value or Sale Price: \$4,613,969

Property CAP Rate: 6.5%

LOAN INFORMATION

Down Payment (25%): \$1,153,492**Loan Amount (75%): \$3,460,477****Interest Rate: 7.5%****Amortization Period: 20 Years****Monthly Payment: \$27,877****Annual Debt Services: \$334,528****Debt Coverage Ratio: 0.9**