

## SUMMARY

Analysis Type: **Buying**  
 Property Type: **Retail**  
 Address: **2752 Pleasant Rd**  
 Site Area: **15,000 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$26,209	\$314,508
Additional Income:	\$0	\$0
Property Square Footage:	15,000	
Total Estimate Gross Income (EGI):		\$314,508

## EXPENSES

### Total Expenses

Monthly: \$10,224      Annual: \$122,684      % of Income: 39.01%

## VALUATION & CAP RATE

Property Value or Sale Price: \$3,197,067      Property CAP Rate: 6%

## LOAN INFORMATION

Down Payment (25%): \$799,267      Loan Amount (75%): \$2,397,800  
 Interest Rate: 7.5%      Amortization Period: 20 Years      Monthly Payment: \$19,317  
 Annual Debt Services: \$231,798      Debt Coverage Ratio: 0.83