

SUMMARY

Analysis Type: Existing Property (hold)

Property Type: Office

Address: 3147 Macintosh Rd

Age of Property (Completion Year): 2015

Site Area: 2,003 sq ft

Gross Building Area: 2,003 sq ft

Gross Leasable Area: 2,003 sq ft

INCOME

	Monthly	Annually
Property Income:	\$3,300	\$39,600
Additional Income:	\$0	\$0
Property Square Footage:	2,003	
Total Estimate Gross Income (EGI):		\$37,620

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$192	\$2,300	6.11
Insurance	\$146	\$1,751	4.65
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$314	\$3,768	10.02
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	

Reserves	\$63	\$756	2.01
HOA	\$125	\$1,500	3.99

Total Expenses

Monthly: \$840

Annual: \$10,075

% of Income: 26.78%

VALUATION & CAP RATE

Property Value or Sale Price: \$478,212

Property CAP Rate: 5.76%

LOAN INFORMATION

Down Payment (20%): \$95,642

Loan Amount (80%): \$382,570

Interest Rate: 4.75%

Amortization Period: 30 Years

Monthly Payment: \$1,996

Annual Debt Services: \$23,948

Debt Coverage Ratio: 1.15