

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Mixed-Use**  
**Address: 3275 Cooley**  
**Age of Property (Completion Year): 2003**  
**Gross Building Area: 8,578 sq ft**  
**Gross Leasable Area: 8,578 sq ft**

## INCOME

|   | Monthly  | Annually         |
|---|----------|------------------|
| Property Income:                          | \$17,198 | \$206,375        |
| Additional Income:                        | \$0      | \$0              |
| Property Square Footage:                  | 8,578    |                  |
| <b>Total Estimate Gross Income (EGI):</b> |          | <b>\$191,929</b> |

## EXPENSES

### Total Expenses

**Monthly: \$7,496**                      **Annual: \$89,954**                      **% of Income: 46.87%**

## VALUATION & CAP RATE

**Property Value or Sale Price: \$1,250,000**                      **Property CAP Rate: 8.16%**

## LOAN INFORMATION

**Down Payment (30%): \$375,000**                      **Loan Amount (70%): \$875,000**  
**Interest Rate: 7%**                      **Amortization Period: 20 Years**                      **Monthly Payment: \$6,784**  
**Annual Debt Services: \$81,406**                      **Debt Coverage Ratio: 1.25**