

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Retail**  
**Address: 3510 N. Monroe Street Tallahassee, FL 32303**  
**Age of Property (Completion Year): 1990**  
**Gross Building Area: 23,625 sq ft**  
**Gross Leasable Area: 17,000 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$16,667	\$200,000
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$196,000

## EXPENSES

### Total Expenses

Monthly:                                      Annual:                                      % of Income:

## VALUATION & CAP RATE

Property Value or Sale Price: \$3,920,000                                      Property CAP Rate: 5%

## LOAN INFORMATION

Down Payment (71.94%): \$2,820,000                                      Loan Amount (28.06%): \$1,100,000  
Interest Rate: 4%                                      Amortization Period: 20 Years                                      Monthly Payment: \$6,666  
Annual Debt Services: \$79,989                                      Debt Coverage Ratio: 2.45