

SUMMARY

Analysis Type: Buying

Property Type: Industrial

Address: 3620 Bergens

Age of Property (Completion Year): 1

Site Area: 217,325 sq ft

Gross Building Area: 217,325 sq ft

Gross Leasable Area: 217,325 sq ft

INCOME

	Monthly	Annually
Property Income:	\$224,119	\$2,689,425
Additional Income:	\$0	\$0
Property Square Footage:	217,325	
Total Estimate Gross Income (EGI):		\$2,689,425

EXPENSES

Total Expenses

Monthly: \$4,482

Annual: \$53,789

% of Income: 2%

VALUATION & CAP RATE

Property Value or Sale Price: \$30,500,000

Property CAP Rate: 8.64%

LOAN INFORMATION

Down Payment (30%): \$9,150,000

Loan Amount (70%): \$21,350,000

Interest Rate: 6.75%

Amortization Period: 20 Years

Monthly Payment: \$162,338

Annual Debt Services: \$1,948,053

Debt Coverage Ratio: 1.35