

## SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **3718 Old Battleground Rd**

Age of Property (Completion Year): **1965**

Site Area: **11,857 sq ft**

## INCOME

|                                    |          | Monthly | Annually  |
|------------------------------------|----------|---------|-----------|
| Property Income:                   | \$16,797 |         | \$201,569 |
| Additional Income:                 | \$0      |         | \$0       |
| Property Square Footage:           |          |         |           |
| Total Estimate Gross Income (EGI): |          |         | \$201,569 |

## EXPENSES

Total Expenses

Monthly: **\$1,667**

Annual: **\$20,000**

% of Income: **9.92%**

## VALUATION & CAP RATE

Property Value or Sale Price: **\$1,690,000**

Property CAP Rate: **10.74%**

## LOAN INFORMATION

Down Payment (25%): **\$422,500**

Loan Amount (75%): **\$1,267,500**

Interest Rate: **6%**

Amortization Period: **30 Years**

Monthly Payment: **\$7,599**

Annual Debt Services: **\$91,192**

Debt Coverage Ratio: **1.99**