

SUMMARY

Analysis Type: Selling
Property Type: Industrial
Address: 404 Crowell lane Lynchburg VA 24502
Age of Property (Completion Year): 1998
Site Area: 40,000 sq ft
Gross Building Area: 3,520 sq ft
Gross Leasable Area: 3,520 sq ft

INCOME

	Monthly	Annually
Property Income:	\$3,124	\$37,488
Additional Income:	\$0	\$0
Property Square Footage:	40,000	
Total Estimate Gross Income (EGI):		\$37,113

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$167	\$2,001	5.39
Insurance	\$133	\$1,600	4.31
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$25	\$300	0.81
Garbage	\$	\$	
Maintenance & Repair	\$100	\$1,200	3.23
Management	\$125	\$1,500	4.04
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	

Reserves	\$62	\$744	2
----------	------	-------	---

Total Expenses

Monthly: \$612

Annual: \$7,345

% of Income: 19.79%

VALUATION & CAP RATE

Property Value or Sale Price: \$495,000

Property CAP Rate: 6.01%

LOAN INFORMATION

Down Payment (20%): \$99,000

Loan Amount (80%): \$396,000

Interest Rate: 6%

Amortization Period: 20 Years

Monthly Payment: \$2,837

Annual Debt Services: \$34,045

Debt Coverage Ratio: 0.87