

SUMMARY

Analysis Type: Buying
Property Type: Industrial
Address: 4105 Fieldstone FedEx
Age of Property (Completion Year): 1
Site Area: 155,000 sq ft
Gross Building Area: 155,000 sq ft
Gross Leasable Area: 155,000 sq ft

INCOME

	Monthly	Annually
Property Income:	\$64,812	\$777,748
Additional Income:	\$0	\$0
Property Square Footage:	155,000	
Total Estimate Gross Income (EGI):		\$777,748

EXPENSES

Total Expenses

Monthly: \$1,296 Annual: \$15,555 % of Income: 2%

VALUATION & CAP RATE

Property Value or Sale Price: \$6,850,000 Property CAP Rate: 11.13%

LOAN INFORMATION

Down Payment (30%): \$2,055,000 Loan Amount (70%): \$4,795,000
 Interest Rate: 6.75% Amortization Period: 20 Years Monthly Payment: \$36,459
 Annual Debt Services: \$437,513 Debt Coverage Ratio: 1.74