



Income Analysis

425 Columbia Ave Castlegar

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: **Selling**

Property Type: **Retail**

Address: **425 Columbia Ave Castlegar**

Age of Property (Completion Year): **1961**

Site Area: **14,810 sq ft**

Gross Building Area: **6,053 sq ft**

Gross Leasable Area: **6,053 sq ft**

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
Cornerstone Climbing	990	\$1,114	\$13,368	\$14
Subway	930	\$1,290	\$15,480	\$17
Medpro	985	\$1,212	\$14,544	\$15
Dynamic Hearing	1,868	\$2,299	\$27,588	\$15
Allegra	1,280	\$1,457	\$17,484	\$14
		Monthly	Annually	
Property Income:		\$7,372	\$88,464	
Additional Income:		\$0	\$0	
Property Square Footage:	14,810			
Total Estimate Gross Income (EGI):			\$86,695	

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$1,267	\$15,204	17.54
Insurance	\$333	\$4,000	4.61
City Utilities	\$390	\$4,680	5.4
Electricity	\$26	\$312	0.36
Water & Sewer	\$	\$	
Garbage	\$616	\$7,392	8.53
Maintenance & Repair	\$241	\$2,892	3.34

Management	\$	\$	
Snowplow	\$444	\$5,324	6.14
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	1.73
Security	\$	\$	
Reserves (5 HVAC's every 20 Yrs)	\$313	\$3,756	4.33

Total Expenses

Monthly: \$3,630

Annual: \$43,560

% of Income: 50.25%

VALUATION & CAP RATE

Property Value or Sale Price: \$697,973

Property CAP Rate: 6.18%

LOAN INFORMATION

Down Payment (36.08%): \$251,800

Loan Amount (63.92%): \$446,173

Interest Rate: 6.18%

Amortization Period: 20 Years

Monthly Payment: \$3,243

Annual Debt Services: \$38,916

Debt Coverage Ratio: 1.11