



Income Analysis

4891 S Redwood Rd
Report courtesy of Troy Muljat

SUMMARY

Analysis Type: **Buying**
Property Type: **Retail**
Address: **4891 S Redwood Rd**
Age of Property (Completion Year): **1985**
Site Area: **53,000 sq ft**
Gross Building Area: **10,800 sq ft**
Gross Leasable Area: **10,800 sq ft**

INCOME

	Name	SQFT	Monthly	Annual	\$/SQFT
101		2,600	\$2,000	\$24,000	\$9
103		2,600	\$2,000	\$24,000	\$9
104		1,400	\$2,000	\$24,000	\$17
105		1,400	\$750	\$9,000	\$6
106		1,400	\$1,000	\$12,000	\$9
107		1,400	\$1,000	\$12,000	\$9
			Monthly	Annually	
	Property Income:	\$8,750		\$105,000	
	Additional Income:	\$0		\$0	
	Property Square Footage:	10,800			
	Total Estimate Gross Income (EGI):			\$102,900	

EXPENSES

Total Expenses
Monthly: **\$2,083** Annual: **\$25,000** % of Income: **24.3%**

VALUATION & CAP RATE

Property Value or Sale Price: **\$1,298,333** Property CAP Rate: **6.00%**

LOAN INFORMATION

Down Payment (0%): **\$0** Loan Amount (100%): **\$1,298,333**
Interest Rate: **6%** Amortization Period: **1000 Years** Monthly Payment: **\$6,492**
Annual Debt Services: **\$77,900** Debt Coverage Ratio: **1**