

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **5050 NW 7 Street #406**

Age of Property (Completion Year): **1973**

INCOME

	Monthly	Annually
Property Income:	\$2,100	\$25,200
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$24,696

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$394	\$4,728	19.14
Insurance	\$150	\$1,800	7.29
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Condo association fees	\$388	\$4,656	18.85
Reserves	\$41	\$492	1.99

Total Expenses

Monthly: \$973

Annual: \$11,676

% of Income: 47.28%

VALUATION & CAP RATE

Property Value or Sale Price: \$229,900

Property CAP Rate: 5.66%

LOAN INFORMATION

Down Payment (30%): \$68,970

Loan Amount (70%): \$160,930

Interest Rate: 7.25%

Amortization Period: 30 Years

Monthly Payment: \$1,098

Annual Debt Services: \$13,174

Debt Coverage Ratio: 0.99