

SUMMARY

Analysis Type: Existing Property (hold)

Property Type: Mixed-Use

Address: 5165 MacArthur Blvd, NW Washington, DC 20016

Age of Property (Completion Year): 16

Site Area: 5,600 sq ft

Gross Building Area: 8,800 sq ft

Gross Leasable Area: 8,800 sq ft

INCOME

	Monthly	Annually
Property Income:	\$30,000	\$360,000
Additional Income:	\$5,000	\$60,000
Property Square Footage:	5,600	
Total Estimate Gross Income (EGI):		\$360,000

EXPENSES

Total Expenses

Monthly: \$6,000

Annual: \$72,000

% of Income: 17.14%

VALUATION & CAP RATE

Property Value or Sale Price: \$6,960,000

Property CAP Rate: 5.00%

LOAN INFORMATION

Down Payment (43.1%): \$3,000,000

Loan Amount (56.9%): \$3,960,000

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment: \$23,997

Annual Debt Services: \$287,962

Debt Coverage Ratio: 1.21