

Income Analysis

530 E Herndon Ave Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Buying Property Type: Office

Address: 530 E Herndon Ave

Age of Property (Completion Year): 2006

Site Area: 13,052 sq ft

Gross Building Area: 13,052 sq ft Gross Leasable Area: 13,052 sq ft

INCOME

	Monthly	Annually
Property Income:	\$25,248	\$302,976
Additional Income:	\$0	\$0
Property Square Footage:	13,052	
Total Estimate Gross Income (EGI):		\$302,976

EXPENSES

Total Expenses

Monthly: Annual: % of Income:

VALUATION & CAP RATE

Property Value or Sale Price: \$2,853,859 Property CAP Rate: 10.62%

LOAN INFORMATION

Down Payment (25%): \$713,465 Loan Amount (75%): \$2,140,394

Interest Rate: 6% Amortization Period: 25 Years Monthly Payment: \$13,791

Annual Debt Services: \$165,487 Debt Coverage Ratio: 1.83