

## SUMMARY

**Analysis Type: Selling**

**Property Type: Office**

**Address: 571 Paradise Mountain Rd**

**Age of Property (Completion Year): 1993**

**Site Area: 686 sq ft**

**Gross Building Area: 686 sq ft**

**Gross Leasable Area: 686 sq ft**

## INCOME

	Monthly	Annually
<b>Property Income:</b>	\$4,163	\$49,958
<b>Additional Income:</b>	\$0	\$0
<b>Property Square Footage:</b>	686	
<b>Total Estimate Gross Income (EGI):</b>		\$48,959

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$	\$	
Insurance	\$	\$	
Utilities	\$	\$	
Electricity	\$187	\$2,244	4.58
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	

Reserves	\$	\$	
Cleaning	\$1,025	\$12,300	25.12

## Total Expenses

Monthly: \$1,212

Annual: \$14,544

% of Income: 29.71%

## VALUATION & CAP RATE

Property Value or Sale Price: \$416,345

Property CAP Rate: 8.27%

## LOAN INFORMATION

Down Payment ( %):

Loan Amount (100%): \$416,345

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment: \$2,523

Annual Debt Services: \$30,276

Debt Coverage Ratio: 1.14