

SUMMARY

Analysis Type: Selling

Property Type: Mixed-Use

Address: 606 Evans St

Age of Property (Completion Year): 1950

Site Area: 2,668 sq ft

Gross Building Area: 2,132 sq ft

Gross Leasable Area: 2,132 sq ft

INCOME

	Monthly	Annually
Property Income:	\$2,000	\$24,000
Additional Income:	\$0	\$0
Property Square Footage:	2,668	
Total Estimate Gross Income (EGI):		\$22,800

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$14	\$162	0.71
Insurance	\$100	\$1,200	5.26
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$100	\$1,200	5.26
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	

Reserves	\$100	\$1,200	5.26
----------	-------	---------	------

Total Expenses

Monthly: \$314

Annual: \$3,762

% of Income: 16.5%

VALUATION & CAP RATE

Property Value or Sale Price: \$175,147

Property CAP Rate: 10.87%

LOAN INFORMATION

Down Payment (19.98%): \$34,998

Loan Amount (80.02%): \$140,149

Interest Rate: 6.75%

Amortization Period: 20 Years

Monthly Payment: \$1,066

Annual Debt Services: \$12,788

Debt Coverage Ratio: 1.49