



# Income Analysis

6063b Hwy 291 Nine Mile Falls WA

Report courtesy of Troy Muljat

## SUMMARY

Analysis Type: **Buying**

Property Type: **Retail**

Address: **6063b Hwy 291 Nine Mile Falls WA**

Age of Property (Completion Year): **2020**

Site Area: **1,200 sq ft**

Gross Building Area: **1,200 sq ft**

Gross Leasable Area: **1,200 sq ft**

## INCOME

		Monthly	Annually
Property Income:	\$2,500		\$30,000
Additional Income:	\$0		\$0
Property Square Footage:	1,200		
Total Estimate Gross Income (EGI):			\$29,400

## EXPENSES

Total Expenses

Monthly: **\$100**

Annual: **\$1,200**

% of Income: **4.08%**

## VALUATION & CAP RATE

Property Value or Sale Price: **\$480,000**

Property CAP Rate: **5.88%**

## LOAN INFORMATION

Down Payment (36.46%): **\$175,000**

Loan Amount (63.54%): **\$305,000**

Interest Rate: **8.25%**

Amortization Period: **25 Years**

Monthly Payment: **\$2,405**

Annual Debt Services: **\$28,857**

Debt Coverage Ratio: **0.98**