

## SUMMARY

**Analysis Type: Selling****Property Type: Retail****Address: 615 Natchez St Pittsburgh PA****Age of Property (Completion Year): 100****Site Area: 8,000 sq ft****Gross Building Area: 3,200 sq ft****Gross Leasable Area: 3,200 sq ft**

## INCOME

| Name                               | SQFT    | Monthly | Annual   | \$/SQFT |
|------------------------------------|---------|---------|----------|---------|
| 1st Floor                          | 1,600   | \$780   | \$9,360  | \$6     |
| Basement                           | 1,600   | \$550   | \$6,600  | \$4     |
|                                    |         | Monthly | Annually |         |
| Property Income:                   | \$1,330 |         | \$15,960 |         |
| Additional Income:                 | \$0     |         | \$0      |         |
| Property Square Footage:           | 3,200   |         |          |         |
| Total Estimate Gross Income (EGI): |         |         | \$15,641 |         |

## EXPENSES

| Name                 | Monthly | Annually | %    |
|----------------------|---------|----------|------|
| Real Estate Taxes    | \$92    | \$1,104  | 7.06 |
| Insurance            | \$100   | \$1,200  | 7.67 |
| Utilities            | \$      | \$       |      |
| Electricity          | \$      | \$       |      |
| Water & Sewer        | \$40    | \$480    | 3.07 |
| Garbage              | \$      | \$       |      |
| Maintenance & Repair | \$75    | \$900    | 5.75 |
| Management           | \$      | \$       |      |
| Payroll              | \$      | \$       |      |
| Advertising          | \$      | \$       |      |
| Office/Admin/Misc    | \$      | \$       |      |
| Security             | \$      | \$       |      |
| Reserves             | \$50    | \$600    | 3.84 |

### Total Expenses

Monthly: \$357

Annual: \$4,284

% of Income: 27.39%

## VALUATION & CAP RATE

Property Value or Sale Price: \$126,187

Property CAP Rate: 9.00%

## LOAN INFORMATION

Down Payment (30%): \$37,856

Loan Amount (70%): \$88,331

Interest Rate: 7.8%

Amortization Period: 20 Years

Monthly Payment: \$728

Annual Debt Services: \$8,735

Debt Coverage Ratio: 1.3