

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	\$950	\$11,400	\$7
Basement	1,600	\$750	\$9,000	\$6
		Monthly	Annually	
Property Income:	\$1,700		\$20,400	
Additional Income:	\$0		\$0	
Property Square Footage:	3,200			
Total Estimate Gross Income (EGI):			\$19,992	

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$92	\$1,104	5.52
Insurance	\$110	\$1,320	6.6
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$45	\$540	2.7
Garbage	\$	\$	
Maintenance & Repair	\$100	\$1,200	6
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$100	\$1,200	6

Total Expenses

Monthly: \$447

Annual: \$5,364

% of Income: 26.83%

VALUATION & CAP RATE

Property Value or Sale Price: \$153,979

Property CAP Rate: 9.50%

LOAN INFORMATION

Down Payment (25%): \$38,495

Loan Amount (75%): \$115,484

Interest Rate: 7.6%

Amortization Period: 20 Years

Monthly Payment: \$937

Annual Debt Services: \$11,249

Debt Coverage Ratio: 1.3