

SUMMARY

Analysis Type: Buying

Property Type: Office

Address: 651 Cylde Street gas

Gross Leasable Area: 3 sq ft

INCOME

		Monthly	Annually
Property Income:	\$3,600		\$43,200
Additional Income:	\$0		\$0
Property Square Footage:	3		
Total Estimate Gross Income (EGI):			\$39,744

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$183	\$2,200	5.54
Insurance	\$250	\$3,000	7.55
Utilities	\$300	\$3,600	9.06
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$166	\$1,992	5.01
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	

Total Expenses

Monthly: \$899

Annual: \$10,792

% of Income: 27.15%

VALUATION & CAP RATE

Property Value or Sale Price: \$400,000

Property CAP Rate: 7.24%

LOAN INFORMATION

Down Payment (5%): \$20,000

Loan Amount (95%): \$380,000

Interest Rate: 6%

Amortization Period: 30 Years

Monthly Payment: \$2,278

Annual Debt Services: \$27,340

Debt Coverage Ratio: 1.06