

## SUMMARY

**Analysis Type: Existing Property (hold)**  
**Property Type: Retail**  
**Address: 700 N Pinal Parkway Ave Florence AZ 85132**  
**Age of Property (Completion Year): 1995**  
**Site Area: 17,078 sq ft**  
**Gross Building Area: 1,632 sq ft**  
**Gross Leasable Area: 1,632 sq ft**

## INCOME

| Name                                      | SQFT          | Monthly        | Annual          | \$/SQFT |
|---|---------------|----------------|-----------------|---------|
| Nirvana Dispensary                        | 1,632         | \$4,500        | \$54,000        | \$33    |
|   |               | Monthly        | Annually        |         |
| <b>Property Income:</b>                   |               | <b>\$4,500</b> | <b>\$54,000</b> |         |
| <b>Additional Income:</b>                 |               | <b>\$0</b>     | <b>\$0</b>      |         |
| <b>Property Square Footage:</b>           | <b>17,078</b> |                |                 |         |
| <b>Total Estimate Gross Income (EGI):</b> |               |                | <b>\$54,000</b> |         |

## EXPENSES

### Total Expenses

Monthly: \$500                      Annual: \$6,000                      % of Income: 11.11%

## VALUATION & CAP RATE

Property Value or Sale Price: \$384,000                      Property CAP Rate: 12.50%

## LOAN INFORMATION

Down Payment (100%): \$384,000                      Loan Amount ( %):  
 Interest Rate: %                      Amortization Period: Years                      Monthly Payment:  
 Annual Debt Services:                      Debt Coverage Ratio: