

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	
Property Income:		\$4,500	\$54,000	
Additional Income:		\$0	\$0	
Property Square Footage:	17,078			
Total Estimate Gross Income (EGI):			\$52,920	

EXPENSES

Total Expenses
 Monthly: \$529 Annual: \$6,348 % of Income: 12%

VALUATION & CAP RATE

Property Value or Sale Price: \$388,100 Property CAP Rate: 12%

LOAN INFORMATION

Down Payment (62.64%): \$243,100 Loan Amount (37.36%): \$145,000
 Interest Rate: 12% Amortization Period: 30 Years Monthly Payment: \$1,491
 Annual Debt Services: \$17,898 Debt Coverage Ratio: 2.6