

SUMMARY

Analysis Type: **Buying**

Property Type: **Mixed-Use**

Address: **7842-7846 W Appleton Ave**

Age of Property (Completion Year): **1960**

Site Area: **4,792 sq ft**

Gross Building Area: **3,992 sq ft**

Gross Leasable Area: **3,992 sq ft**

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
North Suite 1	260	\$500	\$6,000	\$23
North Suite 2	260	\$500	\$6,000	\$23
North Suite 3	260	\$500	\$6,000	\$23
South Suite	785	\$1,500	\$18,000	\$23
Rear Warehouse/Garage	770	\$1,475	\$17,700	\$23
Basement Unit	785	\$600	\$7,200	\$9
Upper Apartment	1,570	\$1,500	\$18,000	\$11

	Monthly	Annually
Property Income:	\$6,575	\$78,900
Additional Income:	\$0	\$0
Property Square Footage:	4,792	
Total Estimate Gross Income (EGI):		\$76,533

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$319	\$3,827	5
Insurance	\$255	\$3,061	4
Utilities	\$574	\$6,888	9
Electricity	\$	\$	
Water & Sewer	\$	\$	

Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$638	\$7,653	10
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$128	\$1,531	2

Total Expenses

Monthly: \$1,913

Annual: \$22,960

% of Income: 30%

VALUATION & CAP RATE

Property Value or Sale Price: \$595,257

Property CAP Rate: 9%

LOAN INFORMATION

Down Payment (52.12%): \$310,257

Loan Amount (47.88%): \$285,000

Interest Rate: 12%

Amortization Period: 30 Years

Monthly Payment: \$2,932

Annual Debt Services: \$35,179

Debt Coverage Ratio: 1.52