

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **7851 sw 152 avenue #401-4**

Age of Property (Completion Year): **1992**

INCOME

	Monthly	Annually
Property Income:	\$2,400	\$28,800
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$28,224

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$317	\$3,804	13.48
Insurance	\$150	\$1,800	6.38
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$254	\$3,048	10.8
Security	\$	\$	
Reserves	\$47	\$564	2

Total Expenses

Monthly: \$768**Annual: \$9,216****% of Income: 32.65%**

VALUATION & CAP RATE

Property Value or Sale Price: \$245,000**Property CAP Rate: 7.76%**

LOAN INFORMATION

Down Payment (30%): \$73,500**Loan Amount (70%): \$171,500****Interest Rate: 7.5%****Amortization Period: 30 Years****Monthly Payment: \$1,199****Annual Debt Services: \$14,390****Debt Coverage Ratio: 1.32**