

## SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **809 Vine West Lafayette IN**

## 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	\$370	\$4,440	15.73
Insurance	\$100	\$1,200	4.25
Maintenance & Repair	\$50	\$600	2.13
Management	\$235	\$2,820	9.99
Reserves/Cap X	\$50	\$600	2.13

### Total Expenses

Monthly: \$805

Annual: \$9,660

% of Income: 34.23%

## VALUATION & CAP RATE

Property Value or Sale Price: \$280,000

Property CAP Rate: 6.63%

## LOAN INFORMATION

Down Payment (50%): \$140,000

Loan Amount (50%): \$140,000

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$1,085

Annual Debt Services: \$13,025

Debt Coverage Ratio: 1.43