

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **9384 Valley View Drive NW**

Age of Property (Completion Year): **18**

Site Area: **32,000 sq ft**

Gross Building Area: **8,192 sq ft**

Gross Leasable Area: **8,192 sq ft**

INCOME

		Monthly	Annually
Property Income:	\$15,229		\$182,742
Additional Income:	\$0		\$0
Property Square Footage:	8,192		
Total Estimate Gross Income (EGI):			\$179,087

EXPENSES

Total Expenses

Monthly: **\$2,167**

Annual: **\$26,000**

% of Income: **14.52%**

VALUATION & CAP RATE

Property Value or Sale Price: **\$1,700,000**

Property CAP Rate: **9.01%**

LOAN INFORMATION

Down Payment (8.82%): **\$150,000**

Loan Amount (91.18%): **\$1,550,000**

Interest Rate: **7%**

Amortization Period: **20 Years**

Monthly Payment: **\$12,017**

Annual Debt Services: **\$144,206**

Debt Coverage Ratio: **1.06**