

## 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: **8,000 sq ft**

Gross Leasable Area: **8,000 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$15,000	\$180,000
Additional Income:	\$0	\$0
Property Square Footage:	32,000	
Total Estimate Gross Income (EGI):		\$176,400

## EXPENSES

Total Expenses

Monthly: \$2,000

Annual: \$24,000

% of Income: 13.61%

## VALUATION & CAP RATE

Property Value or Sale Price: \$1,600,000

Property CAP Rate: 9.53%

## LOAN INFORMATION

Down Payment (18.75%): \$300,000

Loan Amount (81.25%): \$1,300,000

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$10,079

Annual Debt Services: \$120,947

Debt Coverage Ratio: 1.26