

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Mixed-Use**  
**Address: 98 Spencer Street Bunbury Western Australia**  
**Age of Property (Completion Year): 1986**  
**Site Area: 273 sq ft**  
**Gross Building Area: 178 sq ft**  
**Gross Leasable Area: 178 sq ft**

## INCOME

|                                    | Monthly | Annually |
|------------------------------------|---------|----------|
| Property Income:                   | \$3,333 | \$40,000 |
| Additional Income:                 | \$0     | \$0      |
| Property Square Footage:           | 273     |          |
| Total Estimate Gross Income (EGI): |         | \$39,200 |

## EXPENSES

### Total Expenses

Monthly: \$1,250                      Annual: \$15,000                      % of Income: 38.27%

## VALUATION & CAP RATE

Property Value or Sale Price: \$484,000                      Property CAP Rate: 5%

## LOAN INFORMATION

**Down Payment ( %):**                      **Loan Amount ( %):**  
**Interest Rate: 4%**                      **Amortization Period: 20 Years**                      **Monthly Payment:**  
**Annual Debt Services:**                      **Debt Coverage Ratio:**