

SUMMARY

Analysis Type: Selling

Property Type: Industrial

Address: 9850 E Girard Ave Denver CO 80231

Age of Property (Completion Year): 2020

Site Area: 34,076 sq ft

Gross Building Area: 30,704 sq ft



INCOME

| | Monthly | Annually |
|---|-----------------|------------------|
| Property Income: | \$44,383 | \$532,597 |
| Additional Income: | \$3,427 | \$41,123 |
| Property Square Footage: | | |
| Total Estimate Gross Income (EGI): | | \$521,945 |

EXPENSES

| Name | Monthly | Annually | % |
|----------------------|---------|----------|-------|
| Real Estate Taxes | \$3,842 | \$46,101 | 8.19 |
| Insurance | \$ | \$ | |
| Utilities | \$2,527 | \$30,326 | 5.39 |
| Capital Expenses | \$545 | \$6,537 | 1.16 |
| Water & Sewer | \$ | \$ | |
| Reimbursements | \$836 | \$10,033 | 1.78 |
| Maintenance & Repair | \$7,381 | \$88,569 | 15.73 |
| Management | \$4,198 | \$50,373 | 8.95 |
| Payroll | \$ | \$ | |
| Advertising | \$ | \$ | |
| Office/Admin/Misc | \$ | \$ | |
| Security | \$ | \$ | |
| Reserves | \$ | \$ | |

Total Expenses

Monthly: \$19,328

Annual: \$231,939

% of Income: 41.19%

VALUATION & CAP RATE

Property Value or Sale Price: \$8,278,211

Property CAP Rate: 4%

LOAN INFORMATION

Down Payment (50%): \$4,139,106

Loan Amount (50%): \$4,139,106

Interest Rate: 3.50%

Amortization Period: 26 Years

Monthly Payment: \$20,224

Annual Debt Services: \$242,685

Debt Coverage Ratio: 1.36