

## 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