

SUMMARY

Analysis Type: **Selling**

Property Type: **Office**

Address: **Bar**

Age of Property (Completion Year): **1925**

Site Area: **7,049 sq ft**

Gross Building Area: **5,262 sq ft**

Gross Leasable Area: **5,262 sq ft**

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
3 Bedroom	0	\$900	\$10,800	\$
2 Bedroom	0	\$630	\$7,560	\$
1 Beroom	0	\$750	\$9,000	\$
Bar & Office	0	\$2,800	\$33,600	\$
2 Parking Spaces	0	\$60	\$720	\$
		Monthly	Annually	
Property Income:	\$5,140		\$61,680	
Additional Income:	\$0		\$0	
Property Square Footage:	7,049			
Total Estimate Gross Income (EGI):			\$59,830	

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes 610 Evans	\$221	\$2,656	4.44
Real Estate Taxes 608 Evans	\$200	\$2,402	4.01
Real Estate Taxes 700 Evans	\$2	\$28	0.05
Insurance	\$167	\$2,000	3.34
Water & Sewer	\$	\$	
Garbage	\$	\$	
Maintenance & Repair	\$	\$	

Management	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
Reserves	\$100	\$1,200	2.01

Total Expenses

Monthly: \$691

Annual: \$8,286

% of Income: 13.85%

VALUATION & CAP RATE

Property Value or Sale Price: \$830,010

Property CAP Rate: 6.21%

LOAN INFORMATION

Down Payment (20%): \$166,000

Loan Amount (80%): \$664,010

Interest Rate: 6.5%

Amortization Period: 20 Years

Monthly Payment: \$4,951

Annual Debt Services: \$59,408

Debt Coverage Ratio: 0.87