

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **Dean AVE**

Age of Property (Completion Year): **1996**

Site Area: **41,817 sq ft**

Gross Building Area: **5,061 sq ft**

Gross Leasable Area: **5,061 sq ft**

INCOME

	Monthly	Annually
Property Income:	\$6,600	\$79,200
Additional Income:	\$0	\$0
Property Square Footage:	41,817	
Total Estimate Gross Income (EGI):		\$77,616

EXPENSES

Total Expenses

Monthly: \$1,125

Annual: \$13,500

% of Income: 17.39%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,247,700

Property CAP Rate: 5.14%

LOAN INFORMATION

Down Payment (24.04%): \$300,000

Loan Amount (75.96%): \$947,700

Interest Rate: 4%

Amortization Period: 30 Years

Monthly Payment: \$4,524

Annual Debt Services: \$54,294

Debt Coverage Ratio: 1.18