

SUMMARY

Analysis Type: Buying
Property Type: Office
Address: Eagle Nest on Central
Age of Property (Completion Year): 1964
Site Area: 17,850 sq ft
Gross Building Area: 8,080 sq ft
Gross Leasable Area: 6,928 sq ft

INCOME

	Monthly	Annually
Property Income:	\$8,382	\$100,580
Additional Income:	\$0	\$0
Property Square Footage:	17,850	
Total Estimate Gross Income (EGI):		\$99,574

EXPENSES

Total Expenses

Monthly: \$4,149 Annual: \$49,787 % of Income: 50%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,271,485 Property CAP Rate: 3.92%

LOAN INFORMATION

Down Payment (%): Loan Amount (100%): \$1,271,485
 Interest Rate: 4% Amortization Period: 20 Years Monthly Payment: \$7,705
 Annual Debt Services: \$92,459 Debt Coverage Ratio: 0.54