

## SUMMARY

Analysis Type: **Selling**  
Property Type: **Retail**  
Address: **Oakbrook Square Retail**  
Age of Property (Completion Year): **1971**  
Site Area: **142,006 sq ft**  
Gross Building Area: **9,531 sq ft**  
Gross Leasable Area: **9,531 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$9,790	\$117,480
Additional Income:	\$1,440	\$17,280
Property Square Footage:	142,006	
Total Estimate Gross Income (EGI):		\$112,781

## EXPENSES

### Total Expenses

Monthly: \$7,625

Annual: \$91,500

% of Income: 70.35%

## VALUATION & CAP RATE

Property Value or Sale Price: \$545,000

Property CAP Rate: 7.08%

## LOAN INFORMATION

Down Payment (20%): \$109,000

Loan Amount (80%): \$436,000

Interest Rate: 4.20%

Amortization Period: 20 Years

Monthly Payment: \$2,688

Annual Debt Services: \$32,259

Debt Coverage Ratio: 1.2