Income Analysis

PLAINVIEW TX

Report courtesy of FWD Coaching

SUMMARY

Analysis Type: Buying
Property Type: Mixed-Use
Address: PLAINVIEW TX
Age of Property (Completion Year): 1909
Site Area: 20,000 sq ft
Gross Building Area: 20,000 sq ft
Gross Leasable Area: 20,000 sq ft

INCOME

	Monthly	Annually
Property Income:	**$11,400**	**$136,800**
Additional Income:	**$0**	**$0**
Property Square Footage:	**20,000**	
Total Estimate Gross Income (EGI):		**$124,488**

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EXPENSES

Name	Monthly	Annually	%
ELECTRIC	$795	$9,534	7.66
GAS	$290	$3,478	2.79
WATER AND TRASH	$370	$4,439	3.57
DIRECT TV	$261	$3,134	2.52
PROPERTY AND BUSINESS INSURANCE	$2,242	$26,899	21.61
PROPERTY TAXES	$1,297	$15,562	12.5
PROPERTY MANAGEMENT	$798	$9,576	7.69

Total Expenses

Monthly: $6,052 **Annual: $72,622** **% of Income: 58.34%**

VALUATION & CAP RATE

Property Value or Sale Price: $850,000 **Property CAP Rate:** 6.10%

LOAN INFORMATION

Down Payment (30%): $255,000 **Loan Amount (70%):** $595,000

Interest Rate: 8.125% **Amortization Period:** 30 Years **Monthly Payment:** $4,418

Annual Debt Services: $53,014 **Debt Coverage Ratio:** 0.98

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