

SUMMARY

Analysis Type: **Buying**

Property Type: **Retail**

Address: **SIMPSON**

Site Area: **3,300 sq ft**

Gross Leasable Area: **3,300 sq ft**

INCOME

	Monthly	Annually
Property Income:	\$8,000	\$96,000
Additional Income:	\$0	\$0
Property Square Footage:	3,300	
Total Estimate Gross Income (EGI):		\$94,080

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$667	\$8,000	8.5
Insurance	\$833	\$10,000	10.63
Utilities	\$	\$	
Electricity	\$	\$	
Water & Sewer	\$250	\$3,000	3.19
Garbage	\$100	\$1,200	1.28
Maintenance & Repair	\$417	\$5,000	5.31
Management	\$	\$	
Payroll	\$	\$	
Advertising	\$	\$	
Office/Admin/Misc	\$	\$	
Security	\$	\$	
Reserves	\$196	\$2,352	2.5

Total Expenses

Monthly: \$2,463

Annual: \$29,552

% of Income: 31.41%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,000,000

Property CAP Rate: 6.45%

LOAN INFORMATION

Down Payment (10%): \$100,000

Loan Amount (90%): \$900,000

Interest Rate: 6%

Amortization Period: 20 Years

Monthly Payment: \$6,448

Annual Debt Services: \$77,375

Debt Coverage Ratio: 0.83