



Income Analysis

The Ruiz Group
Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Office
Address: The Ruiz Group
Age of Property (Completion Year): 1
Site Area: 6,200 sq ft

INCOME

	Monthly	Annually
Property Income:	\$15,975	\$191,702
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$187,868

EXPENSES

Total Expenses

Monthly: \$4,393 Annual: \$52,718 % of Income: 28.06%

VALUATION & CAP RATE

Property Value or Sale Price: \$2,141,577 Property CAP Rate: 6.31%

LOAN INFORMATION

Down Payment (65.83%): \$1,409,896 Loan Amount (34.17%): \$731,681
Interest Rate: 4.25% Amortization Period: 20 Years Monthly Payment: \$4,531
Annual Debt Services: \$54,370 Debt Coverage Ratio: 2.49