

## SUMMARY

**Analysis Type: Build**  
**Property Type: Mixed-Use**  
**Address: Vila E Sharafat**  
**Age of Property (Completion Year): Proposed**  
**Site Area: 550 sq ft**  
**Gross Building Area: 1,555 sq ft**  
**Gross Leasable Area: 1,500 sq ft**



## INCOME

	Monthly	Annually
Property Income:	\$7,500	\$90,000
Additional Income:	\$1,000	\$12,000
Property Square Footage:	550	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$85,500</b>

## EXPENSES

Name	Monthly	Annually	%
Expense 1	\$500	\$6,000	6.15
Expense 2	\$400	\$4,800	4.92
Expense 13	\$800	\$9,600	9.85

### Total Expenses

Monthly: \$1,700

Annual: \$20,400

% of Income: 20.92%

## VALUATION & CAP RATE

Property Value or Sale Price: \$2,006,579

Property CAP Rate: 3.84%

## LOAN INFORMATION

Down Payment (0.08%): \$1,526

Loan Amount (99.92%): \$2,005,053

Interest Rate: 4.75%

Amortization Period: 15 Years

Monthly Payment: \$15,596

**Annual Debt Services: \$187,151**

**Debt Coverage Ratio: 0.41**