



SUMMARY

Analysis Type: **Buying**
Property Type: **Retail**
Address: **pizza hut 34080 Commerce Dr De Soto KS 66018**
Age of Property (Completion Year): **2005**
Site Area: **5,000 sq ft**
Gross Building Area: **5,000 sq ft**
Gross Leasable Area: **5,000 sq ft**

INCOME

	Name	SQFT	Monthly	Annual	\$/SQFT
pizza hut		5,000	\$8,333	\$100,000	\$
			Monthly	Annually	
	Property Income:	\$8,333		\$100,000	
	Additional Income:	\$0		\$0	
	Property Square Footage:	5,000			
	Total Estimate Gross Income (EGI):			\$100,000	

EXPENSES

Total Expenses

Monthly: Annual: % of Income:

VALUATION & CAP RATE

Property Value or Sale Price: **\$1,666,667** Property CAP Rate: **6.00%**

LOAN INFORMATION

Down Payment (42%): **\$700,000** Loan Amount (58%): **\$966,667**
Interest Rate: **6.5%** Amortization Period: **25 Years** Monthly Payment: **\$6,527**
Annual Debt Services: **\$78,324** Debt Coverage Ratio: **1.28**