

SUMMARY

Analysis Type: **Buying**

Property Type: **Office**

Address: **Bradenton Portfolio**

Age of Property (Completion Year): **1974**

INCOME

| Name | SQFT | Monthly | Annual | \$/SQFT |
|-----------------------------------|------|---------|----------|---------|
| 2819/2821 52nd Ave Dr W | 0 | \$2,800 | \$33,600 | \$ |
| 2814 52nd Ave Dr W, Bradenton, FL | 0 | \$2,800 | \$33,600 | \$ |
| 2706 UNIT A, UNIT B 52nd Ave Dr W | 0 | \$2,800 | \$33,600 | \$ |
| 2804 52nd Ave Dr W | 0 | \$2,800 | \$33,600 | \$ |
| 2708 52nd Ave Dr W, | 0 | \$2,800 | \$33,600 | \$ |
| 2716 52nd Ave Dr W | 0 | \$2,800 | \$33,600 | \$ |
| 2712 52nd Ave Dr W | 0 | \$2,800 | \$33,600 | \$ |
| 2716/18 52nd Avenue Dr | 0 | \$2,800 | \$33,600 | \$ |
| 3328/30 51st Avenue Dr W | 0 | \$2,800 | \$33,600 | \$ |
| | 0 | \$ | \$ | \$ |

| | Monthly | Annually |
|------------------------------------|----------|-----------|
| Property Income: | \$25,200 | \$302,400 |
| Additional Income: | \$0 | \$0 |
| Property Square Footage: | | |
| Total Estimate Gross Income (EGI): | | \$296,352 |

EXPENSES

| Name | Monthly | Annually | % |
|-------------------|---------|----------|------|
| Real Estate Taxes | \$2,333 | \$28,000 | 9.45 |
| Insurance | \$2,000 | \$24,000 | 8.1 |
| Utilities | \$ | \$ | |
| Electricity | \$ | \$ | |

| | | | |
|----------------------|---------|----------|----|
| Water & Sewer | \$ | \$ | |
| Garbage | \$ | \$ | |
| Maintenance & Repair | \$1,235 | \$14,818 | 5 |
| Management | \$2,470 | \$29,640 | 10 |
| Payroll | \$ | \$ | |
| Advertising | \$ | \$ | |
| Office/Admin/Misc | \$ | \$ | |
| Security | \$ | \$ | |
| Reserves | \$494 | \$5,928 | 2 |

Total Expenses

Monthly: \$8,532

Annual: \$102,386

% of Income: 34.55%

VALUATION & CAP RATE

Property Value or Sale Price: \$3,200,000

Property CAP Rate: 6.06%

LOAN INFORMATION

Down Payment (50%): \$1,600,000

Loan Amount (50%): \$1,600,000

Interest Rate: 5%

Amortization Period: 20 Years

Monthly Payment: \$10,559

Annual Debt Services: \$126,712

Debt Coverage Ratio: 1.53