

919 Culver Rd**Class B Office****No. of Suites - Two Suites**

one available

Building Sq ft

7698.00

Lot size

0.30

Parking Spaces

100 +/-

Year Built

1963

Tax ID

-107-710-0001-047-000-0000

Assessed Value

\$ 270,000.00

Selling Price

\$ 575,000.00

Down Payment

\$ 143,750.00

Purchase Money Mtg

\$ -

Mtg Amount

\$ 431,250.00

Monthly Rent	Mo. Rent	Annual	Description
1	\$ 2,500.00	\$ 30,000.00	Son's Office - 2998
1	\$ 3,440.00	\$ 41,280.00	Vacant suite - 4700
Gross Income		\$ 71,280.00	
Rent Adjustment, to match income statement			
Adjusted Gross Income		\$ 71,280.00	
	Vacancy Rate 5%	\$ -	
Total Gross Income		\$ 71,280.00	
Operating Expenses:		\$ 9,087.00	
Property Taxes: 2020		\$ 13,100.51	
Total Expenses		\$ 22,187.51	
NOI		\$ 49,092.49	
Mortgage 6% 20 Yrs. Mo/Annual	\$ 3,092.06	\$ 37,104.75	
Purchase Money Mtg. 6% 20 yrs. Mo/Annual		\$ -	
Before Tax Cash Flow		\$ 11,987.74	

Equity Dividend Rate (Cash-on Cash)	8.34%	3% to 15%
Loan-to-Value	75.00%	60% to 90%
Debt Coverage Ratio	1.32	1.2 Minimum
Operating Expense Ratio	31.13%	S/B <60%
Cash Break-Even	83.18%	Occupancy
Cap Rate	8.54%	