

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	\$ 549,900.00
Down Payment	\$ 137,475.00
Purchase Money Mtg	\$ -
Mtg Amount	\$ 412,425.00

<u>Monthly Rent</u>	<u>Mo. Rent</u>	<u>Annual</u>	<u>Description</u>
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	\$ 2,957.09	\$ 35,485.05	
Purchase Money Mtg. 6% 20 yrs. Mo/Annual		\$ -	
Before Tax Cash Flow		\$ 13,607.44	
Equity Dividend Rate (Cash-on Cash)	9.90%	3% to 15%	
Loan-to-Value	75.00%	60% to 90%	
Debt Coverage Ratio	1.38	1.2 Minimum	
Operating Expense Ratio	31.13%	S/B <60%	
Cash Break-Even	80.91%	Occupancy	
Cap Rate	8.93%		