

**919 Culver Rd****Class B Office**

<b>No. of Suites - Two Suites</b>	one available
<b>Building Sq ft</b>	7700.00
<b>Lot size</b>	0.30
<b>Parking Spaces</b>	100 +/-
<b>Year Built</b>	1963
<b>Tax ID</b>	-107-710-0001-047-000-0000
<b>Assessed Value</b>	\$ 270,000.00
<b>Selling Price</b>	\$ 575,000.00
<b>Down Payment</b>	\$ 143,750.00
<b>Purchase Money Mtg</b>	\$ -
<b>Mtg Amount</b>	\$ 431,250.00

<u>Monthly Rent</u>	<u>Mo. Rent</u>	<u>Annual</u>	<u>Description</u>
1	\$ 2,500.00	\$ 30,000.00	Son's Office - 3000
1	\$ 3,440.00	\$ 41,280.00	Vacant suite - 4700
<b>Gross Income</b>		\$ 71,280.00	
Rent Adjustment, to match income statement			
<b>Adjusted Gross Income</b>		\$ 71,280.00	
	Vacancy Rate 5%	\$ -	
<b>Total Gross Income</b>		\$ 71,280.00	
Operating Expenses:		\$ 9,087.00	
Property Taxes: 2020		\$ 13,100.51	
<b>Total Expenses</b>		\$ 22,187.51	
<b>NOI</b>		\$ 49,092.49	
Mortgage 6% 20 Yrs. Mo/Annual	\$ 3,092.06	\$ 37,104.75	
Purchase Money Mtg. 6% 20 yrs. Mo/Annual		\$ -	
<b>Before Tax Cash Flow</b>		\$ 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%	