



123 Main St

Property Type: Office/Retail

Total Sqft: 27,960

Unit Count: 45

Occupancy Rate

86.67%

96.3%

90.00%

Lease Exp in 30 Days

0

EoM Collection Rate

101.09%

106.4%

95.00%

Delinquency Rate

2.02%

0.1%

Debt Profile

Mortgage Balance

\$1,482,507.38

Leverage Ratio

86.63%

DSCR

0.95

Interest Rate: 7.06%

Loan Constant: 9.65%

Amortization: 20 Years

Loan Reprice Date: July 2029

P&L Highlights

Rent Roll

\$21,085.04

↓ -1.0%

Actual T12 EGI

\$244,665.40

↓ -4.3%

Actual T12 NOI

\$136,910.94

↓ -6.0%

Actual T12 Profit

\$15,311.82

↑ 42.0%

Balance Sheet Highlights

Property Value @ 8 Cap

\$1,711,386.75

Equity (Cap Rate Value)

\$228,879.37

Valuation Gap

\$488,613.25

Cash on Hand

\$-8,578.17

Return Metrics

CoC ROI

-9.99%

ROE

-0.52%

Cap Rate (Appraised Value)

6.22%

IRR

14.15%

Equity Multiple

3.65