

Suite 806 - Figures on a per year basis

INCOME			
	RSF	rent	rent per sf
Suite 806	984.38	\$34,944	\$35.50
TOTAL INCOME PER YEAR:		\$34,944	
EXPENSES			
	estimated		
	property tax	condo fee	
Suite 806	\$6,400	\$9,619	
TOTAL EXPENSES:		\$9,619	
PROFIT:		\$25,325	
Purchase price:		\$400,000	
price per RSF:		\$406.35	
return on investment:		6.3% per yr	
Financing:			
down payment:	40%	\$160,000	
finance amount:		\$240,000	
interest rate:	4.0%		
amortization years	25		
monthly payment:	1,267		
yearly payment:	15,202		
cash flow per year:		\$10,123	

in this case, investor only invests \$160k. Investor receives \$10k per year, and the mortgage is paid by tenant, reducing principal debt every month!

Note: This offices includes 1 parking space per 250 square feet (double the standard of the condominium & Brickell)

