

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:		\$16,019	
PROFIT:		\$18,925	
Purchase price:		\$400,000	
price per RSF:		\$406.35	
return on investment:		4.7% 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:		\$3,723	

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

