

217 Alliance Ct

Listed **\$495,000**

OKC, OK

per ft. **\$88.39**

	Rent sq.ft.	total sq.ft.	Month	Annual	Potential Rents Rent Rate	Annual
Spectrum Tracer Svcs	8.57	5,600	4000	48000	4500	54000
		5,600	4,000	48,000	4,500	54,000
Annualized Income			4,000	48,000		54,000
Annual Expenses				Annual		Annual
Utilities electric			tenant	0		0
water sewer			tenant	0		0
trash			tenant	0		0
Property Tax				3,372		3,372
Insurance				2,600		2,600
Total Expenses				5,972		5,972
Net Income after Expenses				42,028		48,028
		purchase price				
CAP Rate (net income divided purchase price)		\$495,000		8.5% return		9.7% return
Typical Commercial Financing Estimate						
Purchase Price				495,000		495,000
25% Down Payment				123,750		123,750
Amount Financed				371,250		371,250
Monthly Payment (P&I)			Monthly	2,450	Monthly	2,450
Less Debt Service	371,250	rate term	Annually	29,401	Annually	29,401
		5.0% x 20 yrs / 5yr arm				
Net Income after Expenses and Debt Service				12,627		18,627
Cash on Cash (net income incl. debt divided by down pymt)				10.2% return		15.1% return

Contact: Robert Williams

InterWest Realty

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