



Income Analysis

112 4th Avenue

Report courtesy of Muljat Commercial

SUMMARY

Analysis Type: Buying

Property Type: Multi-Family

Address: 112 4th Avenue

Site Area: 15,872 sq ft

INCOME

	Monthly	Annually
Property Income:	\$119,514	\$1,434,164
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$1,398,310

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$14,023	\$168,276	n/a	12.03
Insurance	\$1,669	\$20,028	n/a	1.43
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage	\$417	\$5,004	n/a	0.36
Maintenance & Repair	\$368	\$4,416	n/a	0.32
Management	\$3,941	\$47,292	n/a	3.38
Payroll	\$788	\$9,456	n/a	0.68
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$2,331	\$27,972	n/a	2

Total Expenses

Monthly: \$23,537

Annual: \$282,444

% of Income: 20.2%

VALUATION & CAP RATE

Property Value or Sale Price: \$20,288,544

Property CAP Rate: 5.50%

LOAN INFORMATION

Down Payment (20%): \$4,057,709

Loan Amount (80%): \$16,230,835

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$125,837

Annual Debt Services: \$1,510,050

Debt Coverage Ratio: 0.74