

## SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **115 S Lois Ave**

Age of Property (Completion Year): **1968/ 2018**

Site Area: **87,992 sq ft**

Gross Building Area: **46,428 sq ft**

Gross Leasable Area: **46,708 sq ft**

## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	32	720 (\$1.57)	\$36,224	\$434,688
2-bedroom	16	961 (\$1.32)	\$20,336	\$244,032
2-bedroom	4	992 (\$1.44)	\$5,732	\$68,784
2-bedroom	4	1,081 (\$1.47)	\$6,348	\$76,176
<b>Totals:</b>	<b>56</b>	<b>87,992</b>	<b>\$68,640</b>	<b>\$823,680</b>
<b>TOTAL INCOME:</b>			<b>\$68,640</b>	<b>\$823,680</b>
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$68,640	\$823,680
Additional Income:	\$2,468	\$29,613
Property Square Footage:	87,992	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$823,680</b>

## EXPENSES

Total Expenses

Monthly: \$42,353

Annual: \$508,234

% of Income: 59.56%

## VALUATION & CAP RATE

Property Value or Sale Price: \$9,972,803

Property CAP Rate: 3.46%

## LOAN INFORMATION

**Down Payment (50.14%): \$5,000,000**

**Loan Amount (49.86%): \$4,972,803**

**Interest Rate: 6%**

**Amortization Period: 5 Years**

**Monthly Payment: \$96,138**

**Annual Debt Services: \$1,153,659**

**Debt Coverage Ratio: 0.30**