

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 116 southwest
Age of Property (Completion Year): 1973
Site Area: 16,117 sq ft
Gross Building Area: 7,670 sq ft
Gross Leasable Area: 7,670 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
studio	1	400 (\$2.50)	\$1,000	\$12,000
1-bedroom	6	570 (\$2.28)	\$7,800	\$93,600
1-bedroom	1	570 (\$2.37)	\$1,350	\$16,200
2-bedroom	1	850 (\$1.99)	\$1,695	\$20,340
2-bedroom	1	850 (\$2.06)	\$1,750	\$21,000
2-bedroom	1	850 (\$2.00)	\$1,700	\$20,400
2-bedroom	1	850 (\$1.91)	\$1,625	\$19,500
studio		(\$)	\$0	\$0
Totals:	12	16,117	\$16,920	\$203,040
TOTAL INCOME:			\$16,920	\$203,040
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$16,920	\$203,040
Additional Income:	\$264	\$3,172
Property Square Footage:	16,117	
Total Estimate Gross Income (EGI):		\$203,040

EXPENSES

Total Expenses

Monthly: \$7,422

Annual: \$89,061

% of Income: 43.19%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,999,164

Property CAP Rate: 5.86%

LOAN INFORMATION

Down Payment (42%): \$839,649

Loan Amount (58%): \$1,159,515

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$7,714

Annual Debt Services: \$92,571

Debt Coverage Ratio: 1.27