

SUMMARY

Analysis Type: Existing Property (hold)

Property Type: Mixed-Use

Address: 1168 Dixwell Ave Hamden Ct 06514

Age of Property (Completion Year): 1929

Site Area: 6,254 sq ft

Gross Building Area: 10,425 sq ft

Gross Leasable Area: 6,245 sq ft

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
2 Bed room	1,000	\$1,600	\$19,200	\$19
2bed room	1,000	\$1,600	\$19,200	\$19
Church	2,800	\$2,000	\$24,000	\$9
Cleaners	1,400	\$1,800	\$21,600	\$15
		Monthly	Annually	
Property Income:	\$7,000		\$84,000	
Additional Income:	\$0		\$0	
Property Square Footage:	6,245			
Total Estimate Gross Income (EGI):			\$79,800	

EXPENSES

Total Expenses

Monthly: \$2,660

Annual: \$31,920

% of Income: 40%

VALUATION & CAP RATE

Property Value or Sale Price: \$798,000

Property CAP Rate: 6.00%

LOAN INFORMATION

Down Payment (79.95%): \$638,000

Loan Amount (20.05%): \$160,000

Interest Rate: 5%

Amortization Period: 8 Years

Monthly Payment: \$2,026

Annual Debt Services: \$24,307

Debt Coverage Ratio: 1.97