

SUMMARY

Analysis Type: **Buying**
Property Type: **Multi-Family**
Address: **123 Cigar Court**
Gross Leasable Area: **13,020 sq ft**

INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
Studio		10	470 (\$2.02)	\$9,500	\$114,000
2-bedroom		10	832 (\$1.92)	\$16,000	\$192,000
Totals:		20	13,020	\$25,500	\$306,000
TOTAL INCOME:				\$25,500	\$306,000
Vacancy Rate:		3%		(\$-765)	(\$-9180)
			Monthly		Annually
Property Income:		\$25,500		\$306,000	
Additional Income:		\$300		\$3,600	
Property Square Footage:		13,020			
Total Estimate Gross Income (EGI):				\$296,820	

EXPENSES

Total Expenses
Monthly: \$7,511 Annual: \$90,126 % of Income: 30%

VALUATION & CAP RATE

Property Value or Sale Price: \$3,200,000 Property CAP Rate: 6.57%

LOAN INFORMATION

Down Payment (31.25%): \$1,000,000 Loan Amount (68.75%): \$2,200,000
Interest Rate: 5.5% Amortization Period: 30 Years Monthly Payment: \$12,491
Annual Debt Services: \$149,896 Debt Coverage Ratio: 1.4