

SUMMARY

Analysis Type: Buying**Property Type: Multi-Family****Address: 123 Main Street****Site Area: 30,000 sq ft****Gross Leasable Area: 12,850 sq ft**

INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
Studio		10	500 (\$2.40)	\$12,000	\$144,000
2-bedroom		10	785 (\$2.26)	\$17,750	\$213,000
Totals:		20	12,850	\$29,750	\$357,000
TOTAL INCOME:				\$29,750	\$357,000
Vacancy Rate:		5%		(\$-1487.5)	(\$-17850)
			Monthly		Annually
Property Income:		\$29,750		\$357,000	
Additional Income:		\$0		\$0	
Property Square Footage:		12,850			
Total Estimate Gross Income (EGI):				\$339,150	

EXPENSES

Total Expenses**Monthly: \$8,750****Annual: \$105,000****% of Income: 30.96%**

VALUATION & CAP RATE

Property Value or Sale Price: \$3,850,000**Property CAP Rate: 6.08%**

LOAN INFORMATION

Down Payment (30%): \$1,155,000**Loan Amount (70%): \$2,695,000****Interest Rate: 6%****Amortization Period: 30 Years****Monthly Payment: \$16,158****Annual Debt Services: \$193,895****Debt Coverage Ratio: 1.21**