

SUMMARY

Analysis Type: Existing Property (hold)
 Property Type: Multi-Family
 Address: 123 Main Street
 Age of Property (Completion Year): 2005
 Site Area: 30,000 sq ft
 Gross Building Area: 8,500 sq ft
 Gross Leasable Area: 6,900 sq ft

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
studio	5	500 (\$2.40)	\$6,000	\$72,000
2-bedroom	5	880 (\$2.16)	\$9,500	\$114,000
Totals:	10	30,000	\$15,500	\$186,000
TOTAL INCOME:			\$15,500	\$186,000
Vacancy Rate:	5%			

	Monthly	Annually
Property Income:	\$15,500	\$186,000
Additional Income:	\$0	\$0
Property Square Footage:	30,000	
Total Estimate Gross Income (EGI):		\$176,700

EXPENSES

Total Expenses

Monthly: \$4,418 Annual: \$53,010 % of Income: 30%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,902,923 Property CAP Rate: 6.50%

LOAN INFORMATION

Down Payment (47.45%): \$902,923 Loan Amount (52.55%): \$1,000,000
 Interest Rate: 6% Amortization Period: 30 Years Monthly Payment: \$5,996



Income Analysis

123 Main Street

Report courtesy of Troy Muljat

Annual Debt Services: \$71,946

Debt Coverage Ratio: 1.72