

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	450 (\$3.33)	\$7,500	\$90,000
2-bedroom	5	880 (\$2.16)	\$9,500	\$114,000
Totals:	10	30,000	\$17,000	\$204,000
TOTAL INCOME:			\$17,000	\$204,000
Vacancy Rate:	5%			

	Monthly	Annually
Property Income:	\$17,000	\$204,000
Additional Income:	\$0	\$0
Property Square Footage:	30,000	
Total Estimate Gross Income (EGI):		\$193,800

EXPENSES

Total Expenses

Monthly: \$4,418

Annual: \$53,010

% of Income: 27.35%

VALUATION & CAP RATE

Property Value or Sale Price: \$2,011,286

Property CAP Rate: 7.00%

LOAN INFORMATION

Down Payment (44.89%): \$902,923

Loan Amount (55.11%): \$1,108,363

Interest Rate: 6%

Amortization Period: 30 Years

Monthly Payment: \$6,645



Income Analysis

123 Main Street

Report courtesy of Troy Muljat

Annual Debt Services: \$79,742

Debt Coverage Ratio: 1.77