

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: 6,650 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	6,650	\$17,000	\$204,000
TOTAL INCOME:			\$17,000	\$204,000
Vacancy Rate:			5%	(\$-850) (\$-10200)

Monthly

Annually

Property Income:	\$17,000	\$204,000
Additional Income:	\$0	\$0
Property Square Footage:	6,650	
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
 Annual Debt Services: \$79,742 Debt Coverage Ratio: 1.77