

## SUMMARY

**Analysis Type: Existing Property (hold)**  
**Property Type: Multi-Family**  
**Address: 123 Main Street**  
**Age of Property (Completion Year): 2010**  
**Site Area: 19,504 sq ft**  
**Gross Building Area: 37,880 sq ft**  
**Gross Leasable Area: 35,640 sq ft**



## INCOME

		Monthly	Annually
Property Income:	\$77,154		\$925,848
Additional Income:	\$933		\$11,195
Property Square Footage:	35,640		
Total Estimate Gross Income (EGI):			\$833,263

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Non HUD Expenses	\$704	\$8,449	n/a	1
Administrative Expenses	\$16,012	\$192,145	n/a	22.75
Gas		\$24,967	n/a	2.96
Electricity	\$3,268	\$39,221	n/a	4.64
Water & Sewer	\$2,789	\$33,465	n/a	3.96
Payroll Taxes & Insurance	\$7,409	\$88,907	n/a	10.53
Operating & Maintenance	\$31,465	\$377,579	n/a	44.71
Assisted Living Cos of Operations	\$5,111	\$61,329	n/a	7.26
Landscaping	\$100	\$1,200	n/a	0.14
HVAC Repairs & Maintenance	\$862	\$10,342	n/a	1.22
Tenant Social Activities	\$67	\$800	n/a	0.09
Security			n/a	
Reserves	\$1,407	\$16,889	n/a	2

### Total Expenses

Monthly: \$71,275

Annual: \$855,295

% of Income: 101.28%

## VALUATION & CAP RATE

Property Value or Sale Price: \$12,000,000

Property CAP Rate: -0.09%

## LOAN INFORMATION

Down Payment (20%): \$2,400,000

Loan Amount (80%): \$9,600,000

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment: \$58,174

Annual Debt Services: \$698,089

Debt Coverage Ratio: -0.02