

## SUMMARY

**Analysis Type: Selling**

**Property Type: Multi-Family**

**Address: 123 main st**

**Age of Property (Completion Year): 1985**

**Site Area: 43,560 sq ft**

**Gross Building Area: 16,500 sq ft**

**Gross Leasable Area: 15,300 sq ft**

## INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom		8	750 (\$1.47)	\$8,800	\$105,600
2-bedroom		8	900 (\$1.44)	\$10,400	\$124,800
3-bedroom		2	1,050 (\$1.40)	\$2,950	\$35,400
Totals:		18	15,300	\$22,150	\$265,800
<b>TOTAL INCOME:</b>				<b>\$22,150</b>	<b>\$265,800</b>
Vacancy Rate:		5%		<b>(\$-1107.5)</b>	<b>(\$-13290)</b>
			<b>Monthly</b>		<b>Annually</b>
Property Income:		\$22,150		\$265,800	
Additional Income:		\$200		\$2,400	
Property Square Footage:		15,300			
<b>Total Estimate Gross Income (EGI):</b>				<b>\$252,510</b>	

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$2,957	\$35,484	1,971.33	13.92
Insurance	\$813	\$9,756	542.00	3.83
Gas			n/a	
Electricity	\$203	\$2,436	135.33	0.96
Water & Sewer	\$963	\$11,556	642.00	4.53
Trash	\$521	\$6,252	347.33	2.45
Maintenance & Repair	\$825	\$9,900	550.00	3.88
Management	\$1,275	\$15,300	850.00	6
Turnover & Janitorial	\$321	\$3,852	214.00	1.51
Advertising	\$30	\$360	20.00	0.14
Office/Admin/Misc	\$100	\$1,200	66.67	0.47
Landscaping & Snow removal	\$271	\$3,252	180.67	1.28
Miscellaneous	\$373	\$4,476	248.67	1.76

### Total Expenses

Monthly: \$8,652

Annual: \$103,824

% of Income: 40.73%

## VALUATION & CAP RATE

Property Value or Sale Price: \$2,083,945

Property CAP Rate: 7.25%

## LOAN INFORMATION

Down Payment (29%): \$604,344

Loan Amount (71%): \$1,479,601

Interest Rate: 6.25%

Amortization Period: 25 Years

Monthly Payment: \$9,760

Annual Debt Services: \$117,126

Debt Coverage Ratio: 1.29