

SUMMARY

Analysis Type: Buying

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
TOTAL INCOME:				\$22,150	\$265,800
Vacancy Rate:		5%		(\$-1107.5)	(\$-13290)
				Monthly	Annually
	Property Income:	\$22,150		\$265,800	
	Additional Income:	\$200		\$2,400	
	Property Square Footage:	15,300			
	Total Estimate Gross Income (EGI):			\$252,510	

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		\$5,638	313.22	2.21
Electricity	\$203	\$2,436	135.33	0.96
Water & Sewer	\$963	\$11,556	642.00	4.53
Garbage	\$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	\$3,851	213.94	1.51
Advertising	\$30	\$360	20.00	0.14
Office/Admin/Misc	\$100	\$1,200	66.67	0.47
Landscaping and Snow removal	\$271	\$3,252	180.67	1.28
Misc	\$373	\$4,476	248.67	1.76

Total Expenses

Monthly: \$9,122

Annual: \$109,461

% of Income: 42.94%

VALUATION & CAP RATE

Property Value or Sale Price: \$2,077,843

Property CAP Rate: 7.00%

LOAN INFORMATION

Down Payment (25%): \$519,461

Loan Amount (75%): \$1,558,382

Interest Rate: 6.1%

Amortization Period: 25 Years

Monthly Payment: \$10,136

Annual Debt Services: \$121,634

Debt Coverage Ratio: 1.2