

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **1234 main st**

Gross Leasable Area: **5,000 sq ft**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	10	500 (\$3.80)	\$19,000	\$228,000
Totals:	10		\$19,000	\$228,000
TOTAL INCOME:			\$19,000	\$228,000
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$19,000	\$228,000
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$228,000

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes			n/a	
Insurance			n/a	
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair			n/a	
Management			n/a	
Payroll			n/a	
Advertising			n/a	

Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$380	\$4,560	456.00	2

Total Expenses

Monthly: \$380

Annual: \$4,560

% of Income: 2%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,800,000

Property CAP Rate: 12.41%

LOAN INFORMATION

Down Payment (20%): \$360,000

Loan Amount (80%): \$1,440,000

Interest Rate: 4.75%

Amortization Period: 15 Years

Monthly Payment: \$11,201

Annual Debt Services: \$134,409

Debt Coverage Ratio: 1.66