

SUMMARY

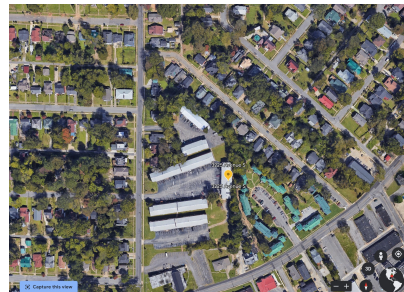
Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **1234 main st**

Age of Property (Completion Year): **1974**

Gross Leasable Area: **10,000 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	20	500 (\$1.00)	\$10,000	\$120,000
Totals:	20		\$10,000	\$120,000
TOTAL INCOME:			\$10,000	\$120,000
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$10,000	\$120,000
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$120,000

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	\$200	\$2,400	120.00	2
landscaping				

Total Expenses

Monthly: \$200

Annual: \$2,400

% of Income: 2%

VALUATION & CAP RATE

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

Property CAP Rate: 6.53%

LOAN INFORMATION

Down Payment (40%): \$720,000

Loan Amount (60%): \$1,080,000

Interest Rate: 4.75%

Amortization Period: 15 Years

Monthly Payment: \$8,401

Annual Debt Services: \$100,807

Debt Coverage Ratio: 1.17