



Income Analysis

131 Chestnut Street, North Attleboro, MA 02760

Report courtesy of Troy Muljat

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **131 Chestnut Street, North Attleboro, MA 02760**

Site Area: **34,848 sq ft**

Gross Building Area: **13,664 sq ft**

Gross Leasable Area: **12,800 sq ft**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	16	800 (\$2.12)	\$27,152	\$325,824
Totals:	16	34,848	\$27,152	\$325,824
TOTAL INCOME:			\$27,152	\$325,824
Vacancy Rate:	3%			

	Monthly	Annually
Property Income:	\$27,152	\$325,824
Additional Income:	\$320	\$3,840
Property Square Footage:	34,848	
Total Estimate Gross Income (EGI):		\$316,049

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$2,483	\$29,793	1,862.06	9.31
Insurance	\$1,207	\$14,480	905.00	4.53
Utilities		\$6,500	406.25	2.03
Electricity	\$345	\$4,136	258.50	1.29
Water & Sewer	\$771	\$9,249	578.06	2.89
Garbage	\$462	\$5,547	346.69	1.73
Maintenance & Repair	\$667	\$8,000	500.00	2.5
Management	\$1,334	\$16,002	1,000.13	5

Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc	\$23	\$270	16.88	0.08
Security			n/a	
Reserves	\$533	\$6,398	399.88	2

Total Expenses

Monthly: \$8,365

Annual: \$100,375

% of Income: 31.38%

VALUATION & CAP RATE

Property Value or Sale Price: \$

Property CAP Rate:

LOAN INFORMATION

Down Payment (%):

Loan Amount (%):

Interest Rate: %

Amortization Period: Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: