

## SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **131 Park Ave, Lafayette- Pro Forma**

## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	4	(\$)	\$3,000	\$36,000
<b>Totals:</b>	4		\$3,000	\$36,000
<b>TOTAL INCOME:</b>			\$3,000	\$36,000
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$3,000	\$36,000
Additional Income:	\$0	\$0
Property Square Footage:		
<b>Total Estimate Gross Income (EGI):</b>		\$36,000

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$300	\$3,600	900.00	10
Insurance (estimate)	\$150	\$1,800	450.00	5
Utilities(Common Area Only)	\$50	\$600	150.00	1.67
Electricity-Chargeback			n/a	
Water & Sewer-Chargeback			n/a	
Gas-Chargeback			n/a	
Maintenance & Repair	\$100	\$1,200	300.00	3.33
Management	\$300	\$3,600	900.00	10
Reserves	\$60	\$720	180.00	2

## Total Expenses

Monthly: \$960

Annual: \$11,520

% of Income: 32%

## VALUATION & CAP RATE

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Property Value or Sale Price: \$250,000

Property CAP Rate: 9.79%

## LOAN INFORMATION

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Down Payment (25%): \$62,500

Loan Amount (75%): \$187,500

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$1,247

Annual Debt Services: \$14,969

Debt Coverage Ratio: 1.64