

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **131 Park Ave- Current Rents**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	1	(\$)	\$615	\$7,380
1-bedroom	1	(\$)	\$600	\$7,200
1-bedroom	1	(\$)	\$700	\$8,400
1-bedroom	1	(\$)	\$625	\$7,500
Totals:	4		\$2,540	\$30,480
TOTAL INCOME:			\$2,540	\$30,480
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$2,540	\$30,480
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$30,480

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$283	\$3,396	849.00	11.14
Insurance(estimate)	\$150	\$1,800	450.00	5.91
Gas	\$116	\$1,392	348.00	4.57
Electricity	\$232	\$2,784	696.00	9.13
Water & Sewer	\$91	\$1,092	273.00	3.58
Maintenance & Repair	\$13	\$156	39.00	0.51
Management	\$254	\$3,048	762.00	10
Reserves	\$51	\$612	153.00	2.01

Total Expenses

Monthly: \$1,190

Annual: \$14,280

% of Income: 46.85%

VALUATION & CAP RATE

Property Value or Sale Price: \$260,000

Property CAP Rate: 6.23%

LOAN INFORMATION

Down Payment (25%): \$65,000

Loan Amount (75%): \$195,000

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$1,297

Annual Debt Services: \$15,568

Debt Coverage Ratio: 1.04