



Income Analysis

131 Park Ave-Lafayette (4 unit)- Pro Forma

Report courtesy of FWD Coaching

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **131 Park Ave-Lafayette (4 unit)- Pro Forma**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	4	(\$)	\$2,800	\$33,600
Totals:	4		\$2,800	\$33,600
TOTAL INCOME:			\$2,800	\$33,600
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$2,800	\$33,600
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$33,600

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes(previous year)	\$283	\$3,400	850.00	10.12
Insurance(stated)	\$102	\$1,220	305.00	3.63
Water & Sewer			n/a	
Maintenance & Repair	\$50	\$600	150.00	1.79
Management	\$280	\$3,360	840.00	10
Reserves	\$56	\$672	168.00	2

Total Expenses

Monthly: \$771

Annual: \$9,252

% of Income: 27.54%

VALUATION & CAP RATE

Property Value or Sale Price: \$260,000

Property CAP Rate: 9.36%

LOAN INFORMATION

Down Payment (20%): \$52,000

Loan Amount (80%): \$208,000

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$1,384

Annual Debt Services: \$16,606

Debt Coverage Ratio: 1.47