

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 1311 Emerald Terrace
Age of Property (Completion Year): 2009
Site Area: 10,890 sq ft
Gross Building Area: 3,829 sq ft
Gross Leasable Area: 2,768 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	2	964 (\$1.56)	\$3,000	\$36,000
1-bedroom	1	420 (\$2.38)	\$1,000	\$12,000
studio	1	420 (\$2.14)	\$900	\$10,800
Totals:	4	10,890	\$4,900	\$58,800
TOTAL INCOME:			\$4,900	\$58,800
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$4,900	\$58,800
Additional Income:	\$0	\$0
Property Square Footage:	10,890	
Total Estimate Gross Income (EGI):		\$57,624

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$514	\$6,168	1,542.00	10.7
Insurance	\$417	\$5,004	1,251.00	8.68
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	

Maintenance & Repair	\$92	\$1,104	276.00	1.92
Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$92	\$1,104	276.00	1.92

Total Expenses

Monthly: \$1,115

Annual: \$13,380

% of Income: 23.22%

VALUATION & CAP RATE

Property Value or Sale Price: \$594,838

Property CAP Rate: 7.44%

LOAN INFORMATION

Down Payment (20%): \$118,968

Loan Amount (80%): \$475,870

Interest Rate: 7.25%

Amortization Period: 30 Years

Monthly Payment: \$3,246

Annual Debt Services: \$38,955

Debt Coverage Ratio: 1.14