

## SUMMARY

Analysis Type: **Buying**

Property Type: **Mixed-Use**

Address: **14 N 3rd St Lafayette IN Current**

## INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
1st Floor- Office (775 SF)	0	\$750	\$9,000	\$
1t Floor-Current Air BnB (Quaint #2)	0	\$850	\$10,200	\$
2nd Floor- BIG Studio Apt(whole floor)	0	\$1,600	\$19,200	\$
2nd Floor- NA	0	\$	\$	\$
3rd Floor Apt 306(legacy)-lease ends summer 24'	0	\$1,025	\$12,300	\$
3rd Floor Apt 305 (Studio)	0	\$1,180	\$14,160	\$
4th Floor- Current Quaint Air BNB	0	\$1,920	\$23,040	\$
4th Floor- Apt 406	0	\$1,510	\$18,120	\$
Basement Storage(15 units)(1400SF)	0	\$	\$	\$

	Monthly	Annually
Property Income:	\$8,835	\$106,020
Additional Income:	\$0	\$0
Property Square Footage:		
<b>Total Estimate Gross Income (EGI):</b>		<b>\$103,900</b>

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$825	\$9,900	9.53
Insurance	\$500	\$6,000	5.77
Utilities All Building water (All Office & Air B&B's)	\$717	\$8,600	8.28
Maintenance & Repair	\$433	\$5,195	5
Management (from previous year)	\$487	\$5,848	5.63
Office/Admin/Misc (from previous year)	\$136	\$1,637	1.58

Contract Services (Elevator + Fire)	\$113	\$1,356	1.31
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## Total Expenses

Monthly: \$3,211

Annual: \$38,536

% of Income: 37.09%

## VALUATION & CAP RATE

Property Value or Sale Price: \$975,000

Property CAP Rate: 6.70%

## LOAN INFORMATION

Down Payment (45%): \$438,750

Loan Amount (55%): \$536,250

Interest Rate: 7.75%

Amortization Period: 20 Years

Monthly Payment: \$4,402

Annual Debt Services: \$52,828

Debt Coverage Ratio: 1.24