

SUMMARY

Analysis Type: **Buying**

Property Type: **Mixed-Use**

Address: **14 N 3rd St Lafayette IN Pro Forma**

INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
1st Floor- Office (775 SF)	0	\$1,000	\$12,000	\$
1t Floor-Current Air BnB (Quaint #2)	0	\$1,000	\$12,000	\$
2nd Floor- Future Studio Apt	0	\$1,200	\$14,400	\$
2nd Floor-Future 1 Bed	0	\$1,500	\$18,000	\$
3rd Floor Apt 306(Loft)	0	\$1,500	\$18,000	\$
3rd Floor Apt 305 (Studio)	0	\$1,200	\$14,400	\$
4th Floor- Current Quaint Air BNB	0	\$1,900	\$22,800	\$
4th Floor- Apt 406	0	\$1,500	\$18,000	\$
Basement Storage(15 units)(1400SF)	0	\$500	\$6,000	\$

	Monthly	Annually
Property Income:	\$11,300	\$135,600
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$132,888

EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$825	\$9,900	7.45
Insurance	\$500	\$6,000	4.52
Utilities All Building water (All Office & Air B&B's)	\$717	\$8,600	6.47
Maintenance & Repair	\$554	\$6,644	5
Management (from previous year)	\$492	\$5,900	4.44
Office/Admin/Misc	\$221	\$2,658	2

Contract Services (Elevator + Fire)	\$113	\$1,355	1.02
Reserves CapX	\$332	\$3,987	3

Total Expenses

Monthly: \$3,754

Annual: \$45,044

% of Income: 33.9%

VALUATION & CAP RATE

Property Value or Sale Price: \$975,000

Property CAP Rate: 9.01%

LOAN INFORMATION

Down Payment (30%): \$292,500

Loan Amount (70%): \$682,500

Interest Rate: 7.75%

Amortization Period: 20 Years

Monthly Payment: \$5,603

Annual Debt Services: \$67,236

Debt Coverage Ratio: 1.31