



Income Analysis

14 N Third St. - Lafayette (Current Condition)

Report courtesy of FWD Coaching

SUMMARY

Analysis Type: **Buying**

Property Type: **Mixed-Use**

Address: **14 N Third St. - Lafayette (Current Condition)**

INCOME

| Name | SQFT | Monthly | Annual | \$/SQFT |
|-------------------------------|------|---------|----------|---------|
| 1st Floor- JL Builders | 0 | \$750 | \$9,000 | \$ |
| 1St Floor- Love Shack AIr BNB | 0 | \$850 | \$10,200 | \$ |
| 2nd Floor- 1 BR APT(big) | 0 | \$1,570 | \$18,840 | \$ |
| 3rd Floor- Apt 305(1bed) | 0 | \$1,280 | \$15,360 | \$ |
| 3rd Floor- Apt 306(1 Bed) | 0 | \$1,025 | \$12,300 | \$ |
| 4th Floor- Apt 406 | 0 | \$1,510 | \$18,120 | \$ |
| 4th FLOOR- Apt / Air BNB | 0 | \$1,920 | \$23,040 | \$ |
| Basement Storage | 0 | \$ | \$ | \$ |
| | 0 | \$ | \$ | \$ |

| | Monthly | Annually |
|------------------------------------|---------|-----------|
| Property Income: | \$8,905 | \$106,860 |
| Additional Income: | \$0 | \$0 |
| Property Square Footage: | | |
| Total Estimate Gross Income (EGI): | | \$104,723 |

EXPENSES

| Name | Monthly | Annually | % |
|----------------------|---------|----------|------|
| Real Estate Taxes | \$825 | \$9,900 | 9.45 |
| Insurance | \$500 | \$6,000 | 5.73 |
| Utilities | \$550 | \$6,600 | 6.3 |
| Maintenance & Repair | \$445 | \$5,340 | 5.1 |
| Management | \$712 | \$8,544 | 8.16 |
| Other | \$445 | \$5,340 | 5.1 |



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| | | | |
|--|----|----|--|
| | \$ | \$ | |
|--|----|----|--|

Total Expenses

Monthly: \$3,477

Annual: \$41,724

% of Income: 39.84%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,000,000

Property CAP Rate: 6.30%

LOAN INFORMATION

Down Payment (45%): \$450,000

Loan Amount (55%): \$550,000

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$4,264

Annual Debt Services: \$51,170

Debt Coverage Ratio: 1.23