

## SUMMARY

Analysis Type: **Buying**

Property Type: **Mixed-Use**

Address: **14 N Third St. - Lafayette (Pro Forma)**

## INCOME

Name	SQFT	Monthly	Annual	\$/SQFT
1st Floor- Office	0	\$1,000	\$12,000	\$
1St Floor- Office	0	\$1,000	\$12,000	\$
2nd Floor- 1 BR APT(big)	0	\$1,500	\$18,000	\$
3rd Floor- Apt 305(1bed)	0	\$1,500	\$18,000	\$
3rd Floor- Apt 306(1 Bed)	0	\$1,500	\$18,000	\$
4th Floor- Apt 406	0	\$1,500	\$18,000	\$
4th FLOOR- Apt / Air BNB	0	\$1,500	\$18,000	\$
Basement Storage Units (5)	0	\$500	\$6,000	\$
	0	\$	\$	\$

	Monthly	Annually
Property Income:	\$10,000	\$120,000
Additional Income:	\$0	\$0
Property Square Footage:		
<b>Total Estimate Gross Income (EGI):</b>		<b>\$117,600</b>

## EXPENSES

Name	Monthly	Annually	%
Real Estate Taxes	\$825	\$9,900	8.42
Insurance	\$500	\$6,000	5.1
Utilities	\$550	\$6,600	5.61
Maintenance & Repair	\$445	\$5,340	4.54
Management	\$712	\$8,544	7.27
Other	\$445	\$5,340	4.54

	\$	\$	
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**Total Expenses**

Monthly: \$3,477

Annual: \$41,724

% of Income: 35.48%

**VALUATION & CAP RATE**

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

Property CAP Rate: 7.59%

**LOAN INFORMATION**

Down Payment (35%): \$350,000

Loan Amount (65%): \$650,000

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$5,039

Annual Debt Services: \$60,473

Debt Coverage Ratio: 1.25