

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **1404 s Bay Villa Pl.**

Age of Property (Completion Year): **1924**

Site Area: **20,473 sq ft**

Gross Building Area: **17,208 sq ft**

Gross Leasable Area: **17,208 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	14	717 (\$2.34)	\$23,478	\$281,736
1-bedroom	8	717 (\$1.82)	\$10,424	\$125,088
1-bedroom	1	717 (\$1.14)	\$815	\$9,780
1-bedroom	1	717 (\$0.68)	\$488	\$5,856
Totals:	24	20,473	\$35,205	\$422,460
TOTAL INCOME:			\$35,205	\$422,460
Vacancy Rate:	1%			

	Monthly	Annually
Property Income:	\$35,205	\$422,460
Additional Income:	\$3,044	\$36,529
Property Square Footage:	20,473	
Total Estimate Gross Income (EGI):		\$418,235

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$8,109	\$97,308	4,054.50	21.2
Insurance	\$1,081	\$12,972	540.50	2.83
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	

Garbage			n/a	
Maintenance & Repair	\$2,405	\$28,860	1,202.50	6.29
Management	\$1,226	\$14,712	613.00	3.21
Payroll	\$2,532	\$30,384	1,266.00	6.62
Advertising	\$192	\$2,304	96.00	0.5
Office/Admin/Misc	\$190	\$2,280	95.00	0.5
Security			n/a	
Reserves	\$765	\$9,180	382.50	2

Total Expenses

Monthly: \$16,500

Annual: \$198,000

% of Income: 43.54%

VALUATION & CAP RATE

Property Value or Sale Price: \$6,599,128

Property CAP Rate: 3.89%

LOAN INFORMATION

Down Payment (68.19%): \$4,500,000

Loan Amount (31.81%): \$2,099,128

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$13,966

Annual Debt Services: \$167,587

Debt Coverage Ratio: 1.53