

## SUMMARY

Analysis Type: **Selling**

Property Type: **Multi-Family**

Address: **1634 Boston St Aurora CO 80010**

Age of Property (Completion Year): **1961**

Site Area: **6,250 sq ft**

Gross Building Area: **5,148 sq ft**

Gross Leasable Area: **5,148 sq ft**



## INCOME

		Monthly	Annually
Property Income:	\$9,900		\$118,800
Additional Income:	\$0		\$0
Property Square Footage:	5,148		
Total Estimate Gross Income (EGI):			\$112,860

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$587	\$7,042	n/a	6.24
Insurance	\$333	\$4,000	n/a	3.54
Utilities		\$800	n/a	0.71
Electricity			n/a	
Water & Sewer	\$241	\$2,888	n/a	2.56
Garbage	\$200	\$2,400	n/a	2.13
Maintenance & Repair	\$300	\$3,600	n/a	3.19
Management	\$752	\$9,029	n/a	8
Payroll			n/a	
Advertising	\$42	\$500	n/a	0.44
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$188	\$2,257	n/a	2

### Total Expenses

Monthly: \$2,710

Annual: \$32,516

% of Income: 28.81%

## VALUATION & CAP RATE

Property Value or Sale Price: \$924,559

Property CAP Rate: 8.69%

## LOAN INFORMATION

Down Payment (25%): \$231,140

Loan Amount (75%): \$693,419

Interest Rate: 7.0%

Amortization Period: 30 Years

Monthly Payment: \$4,613

Annual Debt Services: \$55,360

Debt Coverage Ratio: 1.45