

## 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

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom		3	858 (\$2.04)	\$5,250	\$63,000
2-bedroom		2	858 (\$1.98)	\$3,400	\$40,800
2-bedroom		1	858 (\$2.01)	\$1,725	\$20,700
<b>Totals:</b>		<b>6</b>	<b>5,148</b>	<b>\$10,375</b>	<b>\$124,500</b>
<b>TOTAL INCOME:</b>				<b>\$10,375</b>	<b>\$124,500</b>
<b>Vacancy Rate:</b>		2%		<b>(\$-207.5)</b>	<b>(\$-2490)</b>
				<b>Monthly</b>	<b>Annually</b>
	<b>Property Income:</b>	<b>\$10,375</b>		<b>\$124,500</b>	
	<b>Additional Income:</b>	<b>\$0</b>		<b>\$0</b>	
	<b>Property Square Footage:</b>	<b>5,148</b>			
	<b>Total Estimate Gross Income (EGI):</b>			<b>\$122,010</b>	

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$587	\$7,042	1,173.67	5.77
Insurance	\$333	\$4,000	666.67	3.28
Utilities			n/a	
Electricity			n/a	
Water & Sewer	\$241	\$2,888	481.33	2.37
Garbage	\$200	\$2,400	400.00	1.97
Maintenance & Repair	\$300	\$3,600	600.00	2.95
Management			n/a	
Payroll			n/a	
Advertising	\$42	\$500	83.33	0.41
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$203	\$2,440	406.67	2

### Total Expenses

Monthly: \$1,906

Annual: \$22,870

% of Income: 18.74%

## VALUATION & CAP RATE

Property Value or Sale Price: \$960,000

Property CAP Rate: 10.33%

## LOAN INFORMATION

Down Payment (100%): \$960,000

Loan Amount ( %):

Interest Rate: 8.25%

Amortization Period: 30 Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: