

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **1706-1712 S Market St. - Kokomo, IN (4 Units)- Current**

Age of Property (Completion Year): **1995**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	2	(\$)	\$1,280	\$15,360
1-bedroom	2	(\$)	\$1,100	\$13,200
Totals:	4		\$2,380	\$28,560
TOTAL INCOME:			\$2,380	\$28,560
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$2,380	\$28,560
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$28,560

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$250	\$3,000	750.00	10.5
Insurance	\$200	\$2,400	600.00	8.4
Utilities (Tenant)			n/a	
Electricity (Tenant)			n/a	
Water,Sewer,Trash (By Owner)- Estimate	\$100	\$1,200	300.00	4.2
Maintenance & Repair	\$100	\$1,200	300.00	4.2
Management	\$240	\$2,880	720.00	10.08
Reserves				



Income Analysis

1706-1712 S Market St. - Kokomo, IN (4 Units)- Current
Report courtesy of FWD Coaching

Total Expenses

Monthly: \$890

Annual: \$10,680

% of Income: 37.39%

VALUATION & CAP RATE

Property Value or Sale Price: \$230,000

Property CAP Rate: 7.77%

LOAN INFORMATION

Down Payment (25%): \$57,500

Loan Amount (75%): \$172,500

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$1,337

Annual Debt Services: \$16,049

Debt Coverage Ratio: 1.11