

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

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

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

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	4	(\$)	\$2,800	\$33,600
Totals:	4		\$2,800	\$33,600
TOTAL INCOME:			\$2,800	\$33,600
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$2,800	\$33,600
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$33,600

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$250	\$3,000	750.00	8.93
Insurance	\$200	\$2,400	600.00	7.14
Utilities (Tenant)			n/a	
Electricity (Tenant)			n/a	
Water,Sewer,Trash(City)-RUBS by Tenant			n/a	
Maintenance & Repair	\$100	\$1,200	300.00	3.57
Management	\$280	\$3,360	840.00	10

Total Expenses

Monthly: **\$830**

Annual: **\$9,960**

% of Income: **2%**



Income Analysis

1706-1712 S Market St. - Kokomo, IN (4 Units)- ProForma

Report courtesy of FWD Coaching

VALUATION & CAP RATE

Property Value or Sale Price: \$230,000

Property CAP Rate: 10.28%

LOAN INFORMATION

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

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

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$1,148

Annual Debt Services: \$13,772

Debt Coverage Ratio: 1.72