

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **215 Sidonia**

Age of Property (Completion Year): **1946**

Gross Leasable Area: **5,200 sq ft**

INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom		4	1,300 (\$1.54)	\$8,000	\$96,000
Totals:		4	5,200	\$8,000	\$96,000
TOTAL INCOME:				\$8,000	\$96,000
Vacancy Rate:		5%		(\$-400)	(\$-4800)
			Monthly		Annually
Property Income:		\$8,000		\$96,000	
Additional Income:		\$200		\$2,400	
Property Square Footage:		5,200			
Total Estimate Gross Income (EGI):				\$91,200	

EXPENSES

Total Expenses

Monthly: \$3,515

Annual: \$42,179

% of Income: 45.06%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,500,000

Property CAP Rate: 3.43%

LOAN INFORMATION

Down Payment (50%): \$750,000

Loan Amount (50%): \$750,000

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$4,990

Annual Debt Services: \$59,877

Debt Coverage Ratio: 0.86