Income Analysis

2504 S Braddock Ave

Report courtesy of Susan Pittman

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 2504 S Braddock Ave
Age of Property (Completion Year): 1900
Site Area: 14,086 sq ft
Gross Building Area: 4,755 sq ft
Gross Leasable Area: 5,110 sq ft

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	2	1,100 ($1.20)	$2,632	$31,584
2-bedroom	2	1,455 ($1.09)	$3,174	$38,088
Totals:	4	5,110	$5,806	$69,672
TOTAL INCOME:			$5,806	$69,672
Vacancy Rate:	2%		($-116.12)	($-1393.44)

	Monthly	Annually
Property Income:	$5,806	$69,672
Additional Income:	$150	$1,800
Property Square Footage:	5,110	
Total Estimate Gross Income (EGI):		$68,279

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EXPENSES

Name	Monthly	Annual	$ / Unit	%
Real Estate Taxes	$844	$10,128	2,532.00	14.45
Insurance	$500	$6,000	1,500.00	8.56
Utilities - Gas	$202	$2,424	606.00	3.46
Electricity	$240	$2,880	720.00	4.11
Water & Sewer	$347	$4,164	1,041.00	5.94
Garbage	$160	$1,920	480.00	2.74
Maintenance & Repair	$114	$1,368	342.00	1.95
Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	$105	$1,260	315.00	1.8

Total Expenses

Monthly: $2,512 **Annual: $30,144** **% of Income: 43.01%**

VALUATION & CAP RATE

Property Value or Sale Price: $499,182 **Property CAP Rate:** 8.00%

LOAN INFORMATION

Down Payment (20.03%): $100,000 **Loan Amount (79.97%):** $399,182

Interest Rate: 7.25% **Amortization Period:** 30 Years **Monthly Payment:** $2,723

Annual Debt Services: $32,677 **Debt Coverage Ratio:** 1.22

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