

## SUMMARY

**Analysis Type: Buying**

**Property Type: Multi-Family**

**Address: 2834 Shore Pine**

**Age of Property (Completion Year): 2022**

**Site Area: 15,246 sq ft**

**Gross Building Area: 5,886 sq ft**

**Gross Leasable Area: 5,884 sq ft**

## INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
3-bedroom		4	1,471 (\$1.68)	\$9,880	\$118,560
Totals:		4	5,884	\$9,880	\$118,560
<b>TOTAL INCOME:</b>				<b>\$9,880</b>	<b>\$118,560</b>
Vacancy Rate:		2%		(\$-197.6)	(\$-2371.2)
				<b>Monthly</b>	<b>Annually</b>
Property Income:		\$9,880		\$118,560	
Additional Income:		\$0		\$0	
Property Square Footage:		5,884			
<b>Total Estimate Gross Income (EGI):</b>				<b>\$116,189</b>	

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$693	\$8,311	2,077.75	7.15
Insurance	\$200	\$2,400	600.00	2.07
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair			n/a	
Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$194	\$2,324	581.00	2

### Total Expenses

Monthly: \$1,086

Annual: \$13,035

% of Income: 11.22%

## VALUATION & CAP RATE

Property Value or Sale Price: \$1,575,000

Property CAP Rate: 6.55%

## LOAN INFORMATION

Down Payment (63.49%): \$1,000,000

Loan Amount (36.51%): \$575,000

Interest Rate: 6.5%

Amortization Period: 30 Years

Monthly Payment: \$3,634

Annual Debt Services: \$43,613

Debt Coverage Ratio: 2.37