

## SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **2834 Shore Pine**

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

Gross Building Area: **5,616 sq ft**

Gross Leasable Area: **5,616 sq ft**

## INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
3-bedroom		4	1,404 (\$1.70)	\$9,535	\$114,420
Totals:		4	5,616	\$9,535	\$114,420
<b>TOTAL INCOME:</b>				<b>\$9,535</b>	<b>\$114,420</b>
Vacancy Rate:		1%		(\$-95.35)	(\$-1144.2)
				<b>Monthly</b>	<b>Annually</b>
Property Income:		\$9,535		\$114,420	
Additional Income:		\$0		\$0	
Property Square Footage:		5,616			
<b>Total Estimate Gross Income (EGI):</b>				<b>\$113,276</b>	

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$693	\$8,311	2,077.75	7.34
Insurance	\$175	\$2,100	525.00	1.85
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	\$189	\$2,266	566.50	2

### Total Expenses

Monthly: \$1,056

Annual: \$12,677

% of Income: 11.19%

## VALUATION & CAP RATE

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

Property CAP Rate: 6.39%

## LOAN INFORMATION

Down Payment (100%): \$1,575,000

Loan Amount ( %):

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: