

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **301 Cleveland St. - Monticello, IN**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	1	(\$)	\$750	\$9,000
3-bedroom	1	(\$)	\$950	\$11,400
Totals:	2		\$1,700	\$20,400
TOTAL INCOME:			\$1,700	\$20,400
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$1,700	\$20,400
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$20,400

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$232	\$2,785	1,392.50	13.65
Insurance	\$8	\$100	50.00	0.49
Utilities			n/a	
Electricity			n/a	
Water & Sewer	\$150	\$1,800	900.00	8.82
Garbage			n/a	
Maintenance & Repair	\$51	\$612	306.00	3
Management	\$170	\$2,040	1,020.00	10

Total Expenses

Monthly: \$611

Annual: \$7,337

% of Income: 35.97%

VALUATION & CAP RATE

Property Value or Sale Price: **\$170,000**Property CAP Rate: **7.68%**

LOAN INFORMATION

Down Payment (25%): **\$42,500**Loan Amount (75%): **\$127,500**Interest Rate: **7%**Amortization Period: **30 Years**Monthly Payment: **\$848**Annual Debt Services: **\$10,179**Debt Coverage Ratio: **1.28**