

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 305 Third St- Monticello, IN- Pro Forma

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	2	(\$)	\$1,600	\$19,200
Totals:	2		\$1,600	\$19,200
TOTAL INCOME:			\$1,600	\$19,200
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$1,600	\$19,200
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$19,200

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$204	\$2,446	1,223.00	12.74
Insurance	\$76	\$910	455.00	4.74
Electricity			n/a	
Water & Sewer			n/a	
Maintenance & Repair	\$50	\$600	300.00	3.13
Management	\$160	\$1,920	960.00	10
Lawn & Snow	\$100	\$1,200	600.00	6.25
Reserves				

Total Expenses

Monthly: \$590

Annual: \$7,076

% of Income: 36.85%



VALUATION & CAP RATE

Property Value or Sale Price: \$180,000

Property CAP Rate: 6.74%

LOAN INFORMATION

Down Payment (25%): \$45,000

Loan Amount (75%): \$135,000

Interest Rate: 6.75%

Amortization Period: 30 Years

Monthly Payment: \$876

Annual Debt Services: \$10,507

Debt Coverage Ratio: 1.15