

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 3194 S VIVIAN ST W, Magna, UT
Age of Property (Completion Year): 1953
Site Area: 7,405 sq ft
Gross Building Area: 1,890 sq ft
Gross Leasable Area: 1,890 sq ft



INCOME

	Monthly	Annually
Property Income:	\$2,100	\$25,200
Additional Income:	\$0	\$0
Property Square Footage:	7,405	
Total Estimate Gross Income (EGI):		\$24,696

EXPENSES

Total Expenses

Monthly: \$103 Annual: \$1,235 % of Income: 5%

VALUATION & CAP RATE

Property Value or Sale Price: \$475,000 Property CAP Rate: 4.94%

LOAN INFORMATION

Down Payment (20%): \$95,000 **Loan Amount (80%): \$380,000**
Interest Rate: 7% **Amortization Period: 20 Years** **Monthly Payment: \$2,946**
Annual Debt Services: \$35,354 **Debt Coverage Ratio: 0.66**