

SUMMARY

Analysis Type: Selling
Property Type: Multi-Family
Address: 3225 Marshall St Wheat Ridge CO 80033
Age of Property (Completion Year): 5
Site Area: 11,892 sq ft
Gross Building Area: 5,408 sq ft
Gross Leasable Area: 5,408 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
5-bedroom	1	2,708 (\$1.66)	\$4,500	\$54,000
4-bedroom	1	2,700 (\$1.48)	\$4,000	\$48,000
Totals:	2	11,892	\$8,500	\$102,000
TOTAL INCOME:			\$8,500	\$102,000
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$8,500	\$102,000
Additional Income:	\$0	\$0
Property Square Footage:	11,892	
Total Estimate Gross Income (EGI):		\$99,960

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$411	\$4,932	2,466.00	4.93
Insurance	\$333	\$3,996	1,998.00	4
Utilities			n/a	
Electricity			n/a	
Water & Sewer	\$100	\$1,200	600.00	1.2
Garbage	\$25	\$300	150.00	0.3
Maintenance & Repair	\$100	\$1,200	600.00	1.2

Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$167	\$2,004	1,002.00	2

Total Expenses

Monthly: \$1,136

Annual: \$13,632

% of Income: 13.64%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,438,767

Property CAP Rate: 6.00%

LOAN INFORMATION

Down Payment (25%): \$359,692

Loan Amount (75%): \$1,079,075

Interest Rate: 7.0%

Amortization Period: 30 Years

Monthly Payment: \$7,179

Annual Debt Services: \$86,149

Debt Coverage Ratio: 1