

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **3418 w north a st tampa**

Age of Property (Completion Year): **1970**

Site Area: **21,780 sq ft**

Gross Building Area: **13,110 sq ft**

Gross Leasable Area: **13,200 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
studio	1	600 (\$3.10)	\$1,860	\$22,320
1-bedroom	21	600 (\$3.50)	\$44,100	\$529,200
Totals:	22	21,780	\$45,960	\$551,520
TOTAL INCOME:			\$45,960	\$551,520
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$45,960	\$551,520
Additional Income:	\$1,657	\$19,880
Property Square Footage:	21,780	
Total Estimate Gross Income (EGI):		\$551,520

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$7,372	\$88,464	4,021.09	15.48
Insurance	\$2,200	\$26,400	1,200.00	4.62
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$1,318	\$15,816	718.91	2.77

Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$458	\$5,496	249.82	0.96
cable	\$1,841	\$22,092	1,004.18	3.87

Total Expenses

Monthly: \$13,189

Annual: \$158,268

% of Income: 27.7%

VALUATION & CAP RATE

Property Value or Sale Price: \$5,900,000

Property CAP Rate: 7.00%

LOAN INFORMATION

Down Payment (47.24%): \$2,787,431

Loan Amount (52.76%): \$3,112,569

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$20,708

Annual Debt Services: \$248,496

Debt Coverage Ratio: 1.66