

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **3648 SW 25th Ter MIAMI, FL 33133**

Age of Property (Completion Year): **1925**

Site Area: **4,800 sq ft**

Gross Building Area: **2,331 sq ft**

Gross Leasable Area: **1,820 sq ft**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	1	(\$)	\$1,500	\$18,000
2-bedroom	1	(\$)	\$3,500	\$42,000
Totals:	2	4,800	\$5,000	\$60,000
TOTAL INCOME:			\$5,000	\$60,000
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$5,000	\$60,000
Additional Income:	\$0	\$0
Property Square Footage:	4,800	
Total Estimate Gross Income (EGI):		\$58,800

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$958	\$11,496	5,748.00	19.55
Insurance	\$417	\$5,004	2,502.00	8.51
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$98	\$1,176	588.00	2

Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$98	\$1,176	588.00	2

Total Expenses

Monthly: \$1,571

Annual: \$18,852

% of Income: 32.06%

VALUATION & CAP RATE

Property Value or Sale Price: \$779,000

Property CAP Rate: 5.13%

LOAN INFORMATION

Down Payment (99.99%): \$778,922

Loan Amount (0.01%): \$78

Interest Rate: %

Amortization Period: 20 Years

Monthly Payment: \$0

Annual Debt Services: \$6

Debt Coverage Ratio: 7,052.09