

SUMMARY

Analysis Type: **Selling**

Property Type: **Multi-Family**

Address: **40 Lansing St Aurora CO 80010**

Age of Property (Completion Year): **1971**

Site Area: **9,845 sq ft**

Gross Building Area: **4,728 sq ft**

Gross Leasable Area: **4,728 sq ft**



INCOME

	Monthly	Annually
Property Income:	\$7,495	\$89,940
Additional Income:	\$267	\$3,200
Property Square Footage:	9,845	
Total Estimate Gross Income (EGI):		\$89,940

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$361	\$4,332	n/a	4.65
Insurance	\$233	\$2,800	n/a	3.01
Utilities			n/a	
Electricity			n/a	
Water & Sewer	\$212	\$2,544	n/a	2.73
Garbage	\$135	\$1,620	n/a	1.74
Maintenance & Repair	\$539	\$6,468	n/a	6.94
Management	\$609	\$7,308	n/a	7.85
Landscaping - Pest - Cleaning	\$53	\$636	n/a	0.68
Advertising	\$2	\$24	n/a	0.03
Office/Admin/Misc	\$2	\$24	n/a	0.03

Security			n/a	
Reserves			n/a	

Total Expenses

Monthly: \$2,146

Annual: \$25,756

% of Income: 27.65%

VALUATION & CAP RATE

Property Value or Sale Price: \$939,950

Property CAP Rate: 7.17%

LOAN INFORMATION

Down Payment (25%): \$234,988

Loan Amount (75%): \$704,963

Interest Rate: 6.5%

Amortization Period: 30 Years

Monthly Payment: \$4,456

Annual Debt Services: \$53,470

Debt Coverage Ratio: 1.26