

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 4114 west N B
Age of Property (Completion Year): 1984
Gross Building Area: 14,800 sq ft
Gross Leasable Area: 14,800 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	3	750 (\$1.88)	\$4,239	\$50,868
1-bedroom	2	750 (\$1.93)	\$2,900	\$34,800
1-bedroom	3	750 (\$2.03)	\$4,560	\$54,720
2-bedroom	1	1,100 (\$1.69)	\$1,861	\$22,332
2-bedroom	1	1,100 (\$1.70)	\$1,870	\$22,440
2-bedroom	5	1,100 (\$1.73)	\$9,500	\$114,000
2-bedroom	1	1,100 (\$1.78)	\$1,960	\$23,520
Totals:	16		\$26,890	\$322,680
TOTAL INCOME:			\$26,890	\$322,680
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$26,890	\$322,680
Additional Income:	\$985	\$11,820
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$322,680

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$4,546	\$54,551	3,409.44	16.31
Insurance	\$4,000	\$48,000	3,000.00	14.35

Utilities			n/a	
Electricity	\$164	\$1,962	122.63	0.59
Water & Sewer	\$1,333	\$16,000	1,000.00	4.78
Garbage			n/a	
Maintenance & Repair	\$2,083	\$25,000	1,562.50	7.47
Management	\$1,648	\$19,776	1,236.00	5.91
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$333	\$4,000	250.00	1.2

Total Expenses

Monthly: \$14,107

Annual: \$169,289

% of Income: 50.61%

VALUATION & CAP RATE

Property Value or Sale Price: \$3,695,996

Property CAP Rate: 4.47%

LOAN INFORMATION

Down Payment (55.25%): \$2,042,038

Loan Amount (44.75%): \$1,653,958

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$11,004

Annual Debt Services: \$132,046

Debt Coverage Ratio: 1.25