

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: 4775 Wilson Avenue San Diego 92116 California
Age of Property (Completion Year): 50
Gross Leasable Area: 3,900 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	6	500 (\$3.80)	\$11,400	\$136,800
2-bedroom	1	900 (\$2.39)	\$2,150	\$25,800
Totals:	7		\$13,550	\$162,600
TOTAL INCOME:			\$13,550	\$162,600
Vacancy Rate:	5%			

	Monthly	Annually
Property Income:	\$13,550	\$162,600
Additional Income:	\$40	\$480
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$154,470

EXPENSES

Total Expenses

Monthly: \$4,167

Annual: \$50,000

% of Income: 32.27%

VALUATION & CAP RATE

Property Value or Sale Price: \$2,099,000

Property CAP Rate: 5%

LOAN INFORMATION

Down Payment (47.64%): \$1,000,000

Loan Amount (52.36%): \$1,099,000

Interest Rate: 5%

Amortization Period: 30 Years

Monthly Payment: \$5,900

Annual Debt Services: \$70,796

Debt Coverage Ratio: 1.48