

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **655 N Pearl St #208, Denver, CO 80203**

Age of Property (Completion Year): **1961**

Gross Building Area: **731 sq ft**

Gross Leasable Area: **731 sq ft**

INCOME

	Monthly	Annually
Property Income:	\$1,950	\$23,400
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$22,932

EXPENSES

Total Expenses

Monthly: **\$332**

Annual: **\$3,984**

% of Income: **17.37%**

VALUATION & CAP RATE

Property Value or Sale Price: **\$315,798**

Property CAP Rate: **6.00%**

LOAN INFORMATION

Down Payment (30%): **\$94,739**

Loan Amount (70%): **\$221,059**

Interest Rate: **6.5%**

Amortization Period: **20 Years**

Monthly Payment: **\$1,648**

Annual Debt Services: **\$19,778**

Debt Coverage Ratio: **0.96**