

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **6822 S. shamrock Rd Harper Flats**

Age of Property (Completion Year): **1983 40**

Site Area: **34,848 sq ft**

Gross Building Area: **15,708 sq ft**

Gross Leasable Area: **15,708 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	28	561 (\$2.67)	\$42,000	\$504,000
Totals:	28	34,848	\$38,304	\$459,648
TOTAL INCOME:			\$38,304	\$459,648
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$38,304	\$459,648
Additional Income:	\$2,955	\$35,455
Property Square Footage:	34,848	
Total Estimate Gross Income (EGI):		\$459,648

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$7,310	\$87,720	3,132.86	17.72
Insurance	\$1,262	\$15,144	540.86	3.06
Utilities	\$2,786	\$33,432	1,194.00	6.75
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$3,263	\$39,156	1,398.43	7.91

Management	\$1,126	\$13,512	482.57	2.73
Payroll	\$2,955	\$35,460	1,266.43	7.16
Advertising	\$223	\$2,676	95.57	0.54
Office/Admin/Misc	\$427	\$5,124	183.00	1.03
Security			n/a	
Reserves	\$583	\$6,996	249.86	1.41

Total Expenses

Monthly: \$19,935

Annual: \$239,220

% of Income: 48.32%

VALUATION & CAP RATE

Property Value or Sale Price: \$5,950,767

Property CAP Rate: 4.30%

LOAN INFORMATION

Down Payment (56.99%): \$3,391,500

Loan Amount (43.01%): \$2,559,267

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$17,027

Annual Debt Services: \$204,322

Debt Coverage Ratio: 1.25