

## SUMMARY

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**Analysis Type: Buying**

**Property Type: Multi-Family**

**Address: 714 and 716 Lucas St**

## INCOME

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	Monthly	Annually
Property Income:	\$2,515	\$30,180
Additional Income:	\$0	\$0
Property Square Footage:		
<b>Total Estimate Gross Income (EGI):</b>		<b>\$30,180</b>

## EXPENSES

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**Total Expenses**

**Monthly: \$563**

**Annual: \$6,751**

**% of Income: 22.37%**

## VALUATION & CAP RATE

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**Property Value or Sale Price: \$299,000**

**Property CAP Rate: 7.84%**

## LOAN INFORMATION

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**Down Payment (25%): \$74,750**

**Loan Amount (75%): \$224,250**

**Interest Rate: 7.25%**

**Amortization Period: 20 Years**

**Monthly Payment: \$1,772**

**Annual Debt Services: \$21,269**

**Debt Coverage Ratio: 1.1**