

## SUMMARY

Analysis Type: **Selling**

Property Type: **Multi-Family**

Address: **7981 NW 12 PLACE Miami FL 33147**

Age of Property (Completion Year): **1994**

Site Area: **6,230 sq ft**

Gross Building Area: **1,530 sq ft**



## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	1	(\$)	\$2,300	\$27,600
1-bedroom	1	(\$)	\$1,950	\$23,400
<b>Totals:</b>	<b>2</b>	<b>6,230</b>	<b>\$4,250</b>	<b>\$51,000</b>
<b>TOTAL INCOME:</b>			<b>\$4,250</b>	<b>\$51,000</b>
<b>Vacancy Rate:</b>	<b>2%</b>			

	Monthly	Annually
<b>Property Income:</b>	\$4,250	\$51,000
<b>Additional Income:</b>	\$0	\$0
<b>Property Square Footage:</b>	6,230	
<b>Total Estimate Gross Income (EGI):</b>		\$49,980

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$610	\$7,320	3,660.00	14.65
Insurance	\$299	\$3,588	1,794.00	7.18
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair			n/a	

Management	\$417	\$5,004	2,502.00	10.01
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves			n/a	

### Total Expenses

Monthly: \$1,326

Annual: \$15,912

% of Income: 31.84%

### VALUATION & CAP RATE

Property Value or Sale Price: \$650,382

Property CAP Rate: 5.24%

### LOAN INFORMATION

Down Payment (100%): \$650,382

Loan Amount ( %):

Interest Rate: %

Amortization Period: Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: