

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
Totals:	2	6,230	\$4,250	\$51,000
TOTAL INCOME:			\$4,250	\$51,000
Vacancy Rate:	2%			

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

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$692	\$8,301	4,150.50	16.61
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			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$83	\$996	498.00	1.99

Total Expenses

Monthly: \$1,074

Annual: \$12,885

% of Income: 25.78%

VALUATION & CAP RATE

Property Value or Sale Price: \$635,000

Property CAP Rate: 5.84%

LOAN INFORMATION

Down Payment (%):

Loan Amount (%):

Interest Rate: 4%

Amortization Period: 20 Years

Monthly Payment:

Annual Debt Services:

Debt Coverage Ratio: