

## SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **807 S H0ward Ave.**

Age of Property (Completion Year): **1968**

Site Area: **42,253 sq ft**

Gross Building Area: **24,500 sq ft**

Gross Leasable Area: **24,500 sq ft**



## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	18	875 (\$3.20)	\$50,400	\$604,800
2-bedroom	8	875 (\$2.56)	\$17,920	\$215,040
2-bedroom	1	875 (\$1.60)	\$1,400	\$16,800
2-bedroom	1	875 (\$0.96)	\$840	\$10,080
<b>Totals:</b>	<b>28</b>	<b>42,253</b>	<b>\$70,560</b>	<b>\$846,720</b>
<b>TOTAL INCOME:</b>			<b>\$70,560</b>	<b>\$846,720</b>
<b>Vacancy Rate:</b>				

	Monthly	Annually
<b>Property Income:</b>	<b>\$70,560</b>	<b>\$846,720</b>
<b>Additional Income:</b>	<b>\$3,556</b>	<b>\$42,668</b>
<b>Property Square Footage:</b>	<b>42,253</b>	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$846,720</b>

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
<b>Real Estate Taxes</b>	<b>\$11,838</b>	<b>\$142,056</b>	<b>5,073.43</b>	<b>14.44</b>
<b>Insurance</b>	<b>\$2,917</b>	<b>\$35,004</b>	<b>1,250.14</b>	<b>3.56</b>
<b>Utilities</b>	<b>\$96</b>	<b>\$1,152</b>	<b>41.14</b>	<b>0.12</b>
<b>Electricity</b>	<b>\$706</b>	<b>\$8,472</b>	<b>302.57</b>	<b>0.86</b>
<b>Water &amp; Sewer</b>	<b>\$2,356</b>	<b>\$28,272</b>	<b>1,009.71</b>	<b>2.87</b>

Garbage	\$1,144	\$13,728	490.29	1.4
Maintenance & Repair	\$817	\$9,804	350.14	1
Management	\$2,900	\$34,800	1,242.86	3.54
Payroll	\$2,004	\$24,048	858.86	2.45
Advertising	\$320	\$3,840	137.14	0.39
Office/Admin/Misc	\$794	\$9,528	340.29	0.97
Security			n/a	
Reserves	\$583	\$6,996	249.86	0.71
turnover	\$294	\$3,528	126.00	0.36

## Total Expenses

Monthly: \$26,769

Annual: \$321,228

% of Income: 36.12%

## VALUATION & CAP RATE

Property Value or Sale Price: \$9,258,254

Property CAP Rate: 6.14%

## LOAN INFORMATION

Down Payment (49.69%): \$4,600,000

Loan Amount (50.31%): \$4,658,254

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$30,991

Annual Debt Services: \$371,898

Debt Coverage Ratio: 1.53