

SUMMARY

Analysis Type: Buying

Property Type: Multi-Family

Address: 807 S Howard 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
Totals:	28	42,253	\$70,560	\$846,720
TOTAL INCOME:			\$70,560	\$846,720
Vacancy Rate:				

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

EXPENSES

Total Expenses

Monthly: \$37,058

Annual: \$444,694

% of Income: 50%

VALUATION & CAP RATE

Property Value or Sale Price: \$9,245,198

Property CAP Rate: 4.81%

LOAN INFORMATION

Down Payment (54.08%): \$5,000,000

Loan Amount (45.92%): \$4,245,198

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$28,243

Annual Debt Services: \$338,921

Debt Coverage Ratio: 1.31