

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **844 5th Ave S**

Age of Property (Completion Year): **1948 / 2017**

Site Area: **10,672 sq ft**

Gross Building Area: **7,075 sq ft**

Gross Leasable Area: **7,075 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
studio	1	325 (\$3.69)	\$1,200	\$14,400
studio	5	400 (\$3.50)	\$7,000	\$84,000
1-bedroom	1	500 (\$3.20)	\$1,600	\$19,200
1-bedroom	2	505 (\$3.27)	\$3,300	\$39,600
1-bedroom	2	550 (\$3.09)	\$3,400	\$40,800
2-bedroom	1	1,040 (\$1.83)	\$1,900	\$22,800
2-bedroom	1	1,100 (\$1.82)	\$2,000	\$24,000
Totals:	13	10,672	\$20,400	\$244,800
TOTAL INCOME:			\$20,400	\$244,800
Vacancy Rate:	1%			

	Monthly	Annually
Property Income:	\$20,400	\$244,800
Additional Income:	\$2,458	\$29,491
Property Square Footage:	10,672	
Total Estimate Gross Income (EGI):		\$242,352

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$2,855	\$34,260	2,635.38	12.6
Insurance	\$2,739	\$32,868	2,528.31	12.09

Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$655	\$7,860	604.62	2.89
Management	\$1,237	\$14,844	1,141.85	5.46
Payroll			n/a	
Advertising	\$54	\$648	49.85	0.24
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$271	\$3,252	250.15	1.2
dues & subscriptions	\$47	\$564	43.38	0.21
land scaping	\$434	\$5,208	400.62	1.92
lease fees	\$63	\$756	58.15	0.28
pest conrol	\$100	\$1,200	92.31	0.44
professional fees	\$50	\$600	46.15	0.22

Total Expenses

Monthly: \$8,505

Annual: \$102,060

% of Income: 37.54%

VALUATION & CAP RATE

Property Value or Sale Price: \$2,300,583

Property CAP Rate: 7.38%

LOAN INFORMATION

Down Payment (53.99%): \$1,242,000

Loan Amount (46.01%): \$1,058,583

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$7,043

Annual Debt Services: \$84,513

Debt Coverage Ratio: 2.01