

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:	5%			

	Monthly	Annually
Property Income:	\$20,400	\$244,800
Additional Income:	\$634	\$7,613
Property Square Footage:	10,672	
Total Estimate Gross Income (EGI):		\$232,560

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$2,974	\$35,688	2,745.23	14.86
Insurance	\$1,775	\$21,300	1,638.46	8.87

Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$488	\$5,856	450.46	2.44
Management	\$901	\$10,812	831.69	4.5
Payroll			n/a	
Advertising	\$108	\$1,296	99.69	0.54
Office/Admin/Misc	\$108	\$1,296	99.69	0.54
Security			n/a	
Reserves	\$271	\$3,252	250.15	1.35
contract services	\$271	\$3,252	250.15	1.35

Total Expenses

Monthly: \$6,896

Annual: \$82,752

% of Income: 34.46%

VALUATION & CAP RATE

Property Value or Sale Price: \$2,339,094

Property CAP Rate: 6.73%

LOAN INFORMATION

Down Payment (55.02%): \$1,287,000

Loan Amount (44.98%): \$1,052,094

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$7,000

Annual Debt Services: \$83,995

Debt Coverage Ratio: 1.87