

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **900 North St Logansport IN 18 Unit Pro Forma**

Gross Leasable Area: **12,600 sq ft**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
studio	15	700 (\$1.07)	\$11,250	\$135,000
1-bedroom	3	700 (\$1.07)	\$2,250	\$27,000
Totals:	18		\$13,500	\$162,000
TOTAL INCOME:			\$13,500	\$162,000
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$13,500	\$162,000
Additional Income:	\$100	\$1,200
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$158,760

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$732	\$8,785	488.06	5.49
Insurance	\$583	\$7,000	388.89	4.38
Utilities(Common Area)		\$2,400	133.33	1.5
Water & Sewer(Owner Paid)	\$600	\$7,200	400.00	4.5
Garbage	\$200	\$2,400	133.33	1.5
Maintenance & Repair	\$667	\$7,998	444.33	5
Management	\$1,066	\$12,797	710.93	8
CapX & Reserves	\$667	\$7,998	444.33	5



Income Analysis

900 North St Logansport IN 18 Unit Pro Forma

Report courtesy of FWD Coaching

Mow & Snow Removal	\$120	\$1,440	80.00	0.9
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Total Expenses

Monthly: \$4,635

Annual: \$55,618

% of Income: 34.77%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,200,000

Property CAP Rate: 8.7%

LOAN INFORMATION

Down Payment (30%): \$360,000

Loan Amount (70%): \$840,000

Interest Rate: 7.5%

Amortization Period: 20 Years

Monthly Payment: \$6,767

Annual Debt Services: \$81,204

Debt Coverage Ratio: 1.28