



Income Analysis

900 North St Logansport IN 18 Unit Pro Forma

Report courtesy of FWD Coaching

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 | \$8,784 | 488.00 | 5.49 |
| Insurance | \$583 | \$6,996 | 388.67 | 4.37 |
| Utilities(Common Area) | \$230 | \$2,760 | 153.33 | 1.73 |
| Water & Sewer(Owner Paid) | \$600 | \$7,200 | 400.00 | 4.5 |
| Garbage | \$200 | \$2,400 | 133.33 | 1.5 |
| Maintenance & Repair | \$667 | \$8,004 | 444.67 | 5 |
| Management | \$1,200 | \$14,396 | 799.80 | 9 |
| CapX & Reserves | \$667 | \$8,004 | 444.67 | 5 |

| | | | | |
|--------------------|-------|---------|-------|-----|
| Mow & Snow Removal | \$120 | \$1,440 | 80.00 | 0.9 |
|--------------------|-------|---------|-------|-----|

Total Expenses

Monthly: \$4,999 Annual: \$59,984 % of Income: 37.5%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,200,000 Property CAP Rate: 8.33%

LOAN INFORMATION

Down Payment (40%): \$480,000 Loan Amount (60%): \$720,000
Interest Rate: 7.5% Amortization Period: 20 Years Monthly Payment: \$5,800
Annual Debt Services: \$69,603 Debt Coverage Ratio: 1.44