

SUMMARY

Analysis Type: **Buying**
 Property Type: **Multi-Family**
 Address: **BF SFH Portfolio(9 houses)- Pro Forma**

INCOME

	Monthly	Annually
Property Income:	\$9,850	\$118,200
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$115,836

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$121	\$1,448	n/a	1.25
Insurance	\$483	\$5,792	n/a	5
Maintenance & Repair	\$483	\$5,792	n/a	5
Management	\$965	\$11,584	n/a	10
Cap X / Reserves	\$483	\$5,792	n/a	5

Total Expenses

Monthly: \$2,534

Annual: \$30,407

% of Income: 26.25%

VALUATION & CAP RATE

Property Value or Sale Price: \$1,220,415

Property CAP Rate: 7%

LOAN INFORMATION

Down Payment (50%): \$610,208

Loan Amount (50%): \$610,208

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$4,731

Annual Debt Services: \$56,771

Debt Coverage Ratio: 1.5