

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **Birmingham1970**

Gross Building Area: **43,568 sq ft**

Gross Leasable Area: **43,568 sq ft**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	56	778 (\$1.16)	\$50,400	\$604,800
Totals:	56		\$50,400	\$604,800
TOTAL INCOME:			\$50,400	\$604,800
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$50,400	\$604,800
Additional Income:	\$849	\$10,183
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$592,704

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$3,667	\$44,004	785.79	7.3
Insurance	\$4,167	\$50,004	892.93	8.29
Utilities			n/a	
Electricity	\$1,337	\$16,044	286.50	2.66
Water & Sewer	\$3,427	\$41,124	734.36	6.82
Garbage	\$507	\$6,084	108.64	1.01
Maintenance & Repair	\$3,632	\$43,584	778.29	7.23
Management	\$1,985	\$23,820	425.36	3.95
Payroll			n/a	

Advertising	\$103	\$1,236	22.07	0.21
Office/Admin/Misc	\$141	\$1,692	30.21	0.28
Security			n/a	
Reserves	\$871	\$10,452	186.64	1.73
turn over	\$2,555	\$30,660	547.50	5.09
legal fee	\$737	\$8,844	157.93	1.47
pest control	\$360	\$4,320	77.14	0.72

Total Expenses

Monthly: \$23,489

Annual: \$281,868

% of Income: 46.75%

VALUATION & CAP RATE

Property Value or Sale Price: \$3,098,639

Property CAP Rate: 10.36%

LOAN INFORMATION

Down Payment (40.68%): \$1,260,419

Loan Amount (59.32%): \$1,838,220

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$12,230

Annual Debt Services: \$146,757

Debt Coverage Ratio: 2.19