

Income Analysis

Brookings Report courtesy of Troy Muljat

SUMMARY

Analysis Type: Buying Property Type: Multi-Family Address: Brookings Age of Property (Completion Year): 2004 Site Area: 11,436 sq ft Gross Building Area: 11,436 sq ft Gross Leasable Area: 11,435 sq ft

INCOME

| Bedrooms | # of Units | Avg. Sq. Ft. | Monthly | Annual |
|---------------|------------|--------------|-----------|-------------|
| 1-bedroom | 35 | (\$) | \$105,000 | \$1,260,000 |
| Totals: | 35 | 11,436 | \$105,000 | \$1,260,000 |
| TOTAL INCOME: | | | \$105,000 | \$1,260,000 |
| Vacancy Rate: | 2% | | | |

| | Monthly | Annually |
|------------------------------------|-----------|-------------|
| Property Income: | \$105,000 | \$1,260,000 |
| Additional Income: | \$0 | \$0 |
| Property Square Footage: | 11,436 | |
| Total Estimate Gross Income (EGI): | | \$1,234,800 |

EXPENSES

| Total Expenses Monthly: | Annual: | % of Income: | | | | |
|----------------------------|----------------------|---------------------------|--|--|--|--|
| VALUATION & CAP RATE | | | | | | |
| Property Value or Sale | e Price: \$1,263,830 | Property CAP Rate: 97.70% | | | | |
| LOAN INFORMATI | ON | | | | | |
| Down Payment (1.98%) | \$25,000 Loan Amo | unt (98.02%): \$1,238,830 | | | | |

| Down Fayment (1.98%): \$25,000 | Loan Amount (98.02%): \$1,238,830 | |
|--------------------------------|-----------------------------------|--------------------------|
| Interest Rate: 4% | Amortization Period: 30 Years | Monthly Payment: \$5,914 |
| Annual Debt Services: \$70,972 | Debt Coverage Ratio: 17.4 | |