

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: Carlyle in tampa
Age of Property (Completion Year): 1962
Site Area: 33,977 sq ft
Gross Building Area: 21,806 sq ft
Gross Leasable Area: 21,806 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	14	592 (\$2.73)	\$22,652	\$271,824
2-bedroom	18	751 (\$2.62)	\$35,460	\$425,520
Totals:	32	33,977	\$58,112	\$697,344
TOTAL INCOME:			\$58,112	\$697,344
Vacancy Rate:	1%			

	Monthly	Annually
Property Income:	\$58,112	\$697,344
Additional Income:	\$2,839	\$34,067
Property Square Footage:	33,977	
Total Estimate Gross Income (EGI):		\$690,371

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$12,427	\$149,124	4,660.13	20.58
Insurance	\$1,441	\$17,292	540.38	2.39
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Maintenance & Repair	\$5,145	\$61,740	1,929.38	8.52
Management	\$1,646	\$19,752	617.25	2.73

Payroll	\$3,377	\$40,524	1,266.38	5.59
Advertising	\$321	\$3,852	120.38	0.53
Office/Admin/Misc	\$378	\$4,536	141.75	0.63
Security			n/a	
Reserves	\$1,207	\$14,484	452.63	2

Total Expenses

Monthly: \$25,942

Annual: \$311,304

% of Income: 42.97%

VALUATION & CAP RATE

Property Value or Sale Price: \$9,850,000

Property CAP Rate: 4.19%

LOAN INFORMATION

Down Payment (63%): \$6,205,500

Loan Amount (37%): \$3,644,500

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$24,247

Annual Debt Services: \$290,963

Debt Coverage Ratio: 1.42