

SUMMARY

Analysis Type: **Buying**
 Property Type: **Multi-Family**
 Address: **Cloumbia Park Apartments**
 Age of Property (Completion Year): **2004**
 Site Area: **102,802 sq ft**
 Gross Building Area: **24,960 sq ft**
 Gross Leasable Area: **24,960 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
3-bedroom	4	1,040 (\$1.56)	\$6,480	\$77,760
3-bedroom	20	1,040 (\$1.61)	\$33,500	\$402,000
Totals:	24	102,802	\$39,980	\$479,760
TOTAL INCOME:			\$39,980	\$479,760
Vacancy Rate:	5%			

	Monthly	Annually
Property Income:	\$39,980	\$479,760
Additional Income:	\$2,995	\$35,940
Property Square Footage:	102,802	
Total Estimate Gross Income (EGI):		\$455,772

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$5,836	\$70,032	2,918.00	14.24
Insurance	\$2,712	\$32,542	1,355.92	6.62
Utilities			n/a	
Electricity	\$667	\$8,004	333.50	1.63
Water & Sewer	\$2,590	\$31,083	1,295.13	6.32
Garbage	\$1,195	\$14,339	597.46	2.92
Maintenance & Repair	\$4,535	\$54,421	2,267.54	11.07

Management	\$2,703	\$32,441	1,351.71	6.6
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc	\$247	\$2,958	123.25	0.6
Security			n/a	
Reserves	\$500	\$6,000	250.00	1.22
Cable TV	\$2,205	\$26,455	1,102.29	5.38
contract services	\$578	\$6,941	289.21	1.41
turn over	\$526	\$6,311	262.96	1.28

Total Expenses

Monthly: \$24,294

Annual: \$291,527

% of Income: 59.29%

VALUATION & CAP RATE

Property Value or Sale Price: \$4,750,000

Property CAP Rate: 4.21%

LOAN INFORMATION

Down Payment (57.75%): \$2,743,125

Loan Amount (42.25%): \$2,006,875

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$13,352

Annual Debt Services: \$160,221

Debt Coverage Ratio: 1.25