

## SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **Eastgate**

Age of Property (Completion Year): **2020**

Gross Building Area: **5,616 sq ft**

Gross Leasable Area: **5,616 sq ft**

## INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
3-bedroom		4	1,404 (\$1.67)	\$9,400	\$112,800
Totals:		4	5,616	\$9,400	\$112,800
<b>TOTAL INCOME:</b>				<b>\$9,400</b>	<b>\$112,800</b>
Vacancy Rate:		2%		(\$-188)	(\$-2256)
				<b>Monthly</b>	<b>Annually</b>
Property Income:		\$9,400		\$112,800	
Additional Income:		\$0		\$0	
Property Square Footage:		5,616			
<b>Total Estimate Gross Income (EGI):</b>				<b>\$110,544</b>	

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$933	\$11,200	2,800.00	10.13
Insurance			n/a	
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair			n/a	
Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$184	\$2,211	552.75	2

### Total Expenses

Monthly: \$1,118

Annual: \$13,411

% of Income: 12.13%

## VALUATION & CAP RATE

Property Value or Sale Price: \$1,554,128

Property CAP Rate: 6.25%

## LOAN INFORMATION

Down Payment (64.34%): \$1,000,000

Loan Amount (35.66%): \$554,128

Interest Rate: 6.5%

Amortization Period: 30 Years

Monthly Payment: \$3,502

Annual Debt Services: \$42,030

Debt Coverage Ratio: 2.31