

## SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **Fairway Villas**

Age of Property (Completion Year): **1986**

Site Area: **74,990 sq ft**

Gross Building Area: **37,805 sq ft**

## INCOME

	Monthly	Annually
Property Income:	\$67,459	\$809,508
Additional Income:	\$3,560	\$42,724
Property Square Footage:	74,990	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$769,033</b>

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$8,727	\$104,724	n/a	12.9
Insurance	\$5,625	\$67,500	n/a	8.32
Utilities			n/a	
Landscaping	\$1,480	\$17,760	n/a	2.19
Maintenance & Repair	\$2,926	\$35,112	n/a	4.33
Management	\$4,059	\$48,708	n/a	6
Leasing/Marketing	\$1,250	\$15,000	n/a	1.85
Office/Admin/Misc	\$924	\$11,088	n/a	1.37

### Total Expenses

Monthly: **\$24,991**

Annual: **\$299,892**

% of Income: **36.94%**

## VALUATION & CAP RATE

Property Value or Sale Price: **\$8,272,254**

Property CAP Rate: **6.19%**

## LOAN INFORMATION

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**Down Payment (35%): \$2,895,289**

**Loan Amount (65%): \$5,376,965**

**Interest Rate: 5.5%**

**Amortization Period: 30 Years**

**Monthly Payment: \$30,530**

**Annual Debt Services: \$366,358**

**Debt Coverage Ratio: 1.40**