

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **Jacob Apartments**

Age of Property (Completion Year): **1975**

INCOME

	Monthly	Annually
Property Income:	\$44,004	\$528,048
Additional Income:	\$2,875	\$34,496
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$512,207

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$5,588	\$67,057	n/a	12.27
Insurance	\$3,750	\$45,000	n/a	8.23
Utilities	\$2,894	\$34,726	n/a	6.35
Lanscaping	\$967	\$11,608	n/a	2.12
Maintenance & Repair	\$2,291	\$27,489	n/a	5.03
Management	\$2,446	\$29,356	n/a	5.37
Advertising	\$404	\$4,852	n/a	0.89
Office/Admin/Misc	\$485	\$5,824	n/a	1.07

Total Expenses

Monthly: \$18,826

Annual: \$225,912

% of Income: 2%

VALUATION & CAP RATE

Property Value or Sale Price: \$5,100,000

Property CAP Rate: 6.29%

LOAN INFORMATION

Down Payment (40%): \$2,040,000

Loan Amount (60%): \$3,060,000

Interest Rate: 5.2%

Amortization Period: 30 Years

Monthly Payment: \$16,803

Annual Debt Services: \$201,634

Debt Coverage Ratio: 1.59