

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

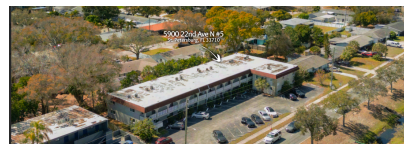
Address: **LaCroxi**

Age of Property (Completion Year): **1969**

Site Area: **22,598 sq ft**

Gross Building Area: **16,240 sq ft**

Gross Leasable Area: **16,240 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	16	1,015 (\$2.03)	\$33,040	\$396,480
Totals:	16	22,598	\$33,040	\$396,480
TOTAL INCOME:			\$33,040	\$396,480
Vacancy Rate:	1%			

	Monthly	Annually
Property Income:	\$33,040	\$396,480
Additional Income:	\$0	\$0
Property Square Footage:	22,598	
Total Estimate Gross Income (EGI):		\$392,515

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$4,321	\$51,852	3,240.75	13.21
Insurance	\$1,250	\$15,000	937.50	3.82
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$1,333	\$15,996	999.75	4.08

Management	\$1,449	\$17,388	1,086.75	4.43
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$333	\$3,996	249.75	1.02
Landscaping	\$300	\$3,600	225.00	0.92
Bad Debt	\$455	\$5,460	341.25	1.39
Loss To Vacancy	\$978	\$11,736	733.50	2.99

Total Expenses

Monthly: \$10,419

Annual: \$125,028

% of Income: 31.85%

VALUATION & CAP RATE

Property Value or Sale Price: \$3,401,345

Property CAP Rate: 7.86%

LOAN INFORMATION

Down Payment (43%): \$1,462,663

Loan Amount (57%): \$1,938,682

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$12,898

Annual Debt Services: \$154,777

Debt Coverage Ratio: 1.73