

SUMMARY

Analysis Type: **Buying**
Property Type: **Multi-Family**
Address: **Market St- Kokomo, IN**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	8	(\$)	\$5,600	\$67,200
Totals:	8		\$5,600	\$67,200
TOTAL INCOME:			\$5,600	\$67,200
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$5,600	\$67,200
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$65,856

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes (estimate from county records)	\$250	\$3,000	375.00	4.56
Insurance (estimate)	\$500	\$6,000	750.00	9.11
Utilities(Common Area)	\$50	\$600	75.00	0.91
Electricity			n/a	
Water & Sewer	\$320	\$3,840	480.00	5.83
Garbage	\$125	\$1,500	187.50	2.28
Maintenance & Repair	\$300	\$3,600	450.00	5.47
Management	\$439	\$5,268	658.50	8
Reserves	\$110	\$1,320	165.00	2

Mow & Snow Removal	\$100	\$1,200	150.00	1.82
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Total Expenses

Monthly: \$2,194

Annual: \$26,328

% of Income: 39.98%

VALUATION & CAP RATE

Property Value or Sale Price: \$500,000

Property CAP Rate: 7.91%

LOAN INFORMATION

Down Payment (30%): \$150,000

Loan Amount (70%): \$350,000

Interest Rate: 7%

Amortization Period: 20 Years

Monthly Payment: \$2,714

Annual Debt Services: \$32,563

Debt Coverage Ratio: 1.21