

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **Park view**

Age of Property (Completion Year): **1985**

Gross Building Area: **28,600 sq ft**

Gross Leasable Area: **28,600 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	1	1,100 (\$1.73)	\$1,900	\$22,800
2-bedroom	1	1,100 (\$1.18)	\$1,300	\$15,600
2-bedroom	6	1,100 (\$1.55)	\$10,200	\$122,400
2-bedroom	2	1,100 (\$1.59)	\$3,500	\$42,000
2-bedroom	1	1,100 (\$1.41)	\$1,550	\$18,600
2-bedroom	1	1,100 (\$1.36)	\$1,500	\$18,000
2-bedroom	2	1,100 (\$1.00)	\$2,200	\$26,400
2-bedroom	2	1,100 (\$1.09)	\$2,400	\$28,800
2-bedroom	2	1,100 (\$0.91)	\$2,000	\$24,000
2-bedroom	2	1,100 (\$1.50)	\$3,300	\$39,600
2-bedroom	2	1,100 (\$1.27)	\$2,800	\$33,600
2-bedroom	2	1,100 (\$1.18)	\$2,600	\$31,200
2-bedroom	1	1,100 (\$0.00)	\$0	\$0
2-bedroom	1	1,100 (\$0.76)	\$840	\$10,080
Totals:	26		\$36,090	\$433,080
TOTAL INCOME:			\$36,090	\$433,080
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$36,090	\$433,080
Additional Income:	\$0	\$0
Property Square Footage:		

Total Estimate Gross Income (EGI):

\$433,080

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$2,930	\$35,160	1,352.31	8.12
Insurance	\$2,167	\$26,000	1,000.00	6
Utilities		\$40,000	1,538.46	9.24
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$1,354	\$16,250	625.00	3.75
Management	\$2,828	\$33,936	1,305.23	7.84
Payroll			n/a	
Advertising	\$217	\$2,600	100.00	0.6
Office/Admin/Misc	\$217	\$2,600	100.00	0.6
Security			n/a	
Reserves	\$542	\$6,500	250.00	1.5
contract services	\$542	\$6,500	250.00	1.5

Total Expenses

Monthly: \$14,129

Annual: \$169,546

% of Income: 39.15%

VALUATION & CAP RATE

Property Value or Sale Price: \$5,000,645

Property CAP Rate: 5.27%

LOAN INFORMATION

Down Payment (65.99%): \$3,300,000

Loan Amount (34.01%): \$1,700,645

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$11,314

Annual Debt Services: \$135,773

Debt Coverage Ratio: 1.94