

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: West Haven**  
**Age of Property (Completion Year): 1984**  
**Site Area: 21,780 sq ft**  
**Gross Building Area: 14,986 sq ft**  
**Gross Leasable Area: 3,750 sq ft**



## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	3	750 (\$1.88)	\$4,239	\$50,868
1-bedroom	3	750 (\$2.03)	\$4,560	\$54,720
1-bedroom	2	750 (\$1.93)	\$2,900	\$34,800
2-bedroom	5	1,100 (\$1.73)	\$9,500	\$114,000
2-bedroom	1	1,100 (\$1.69)	\$1,861	\$22,332
2-bedroom	1	1,100 (\$1.70)	\$1,870	\$22,440
2-bedroom	1	1,100 (\$1.78)	\$1,960	\$23,520
<b>Totals:</b>	<b>16</b>	<b>21,780</b>	<b>\$26,890</b>	<b>\$322,680</b>
<b>TOTAL INCOME:</b>			<b>\$26,890</b>	<b>\$322,680</b>
<b>Vacancy Rate:</b>				

	Monthly	Annually
<b>Property Income:</b>	\$26,890	\$322,680
<b>Additional Income:</b>	\$985	\$11,820
<b>Property Square Footage:</b>	21,780	
<b>Total Estimate Gross Income (EGI):</b>		\$322,680

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$4,546	\$54,551	3,409.44	16.31

Insurance	\$3,593	\$43,110	2,694.38	12.89
Utilities			n/a	
Electricity	\$156	\$1,869	116.81	0.56
Water & Sewer	\$1,297	\$15,567	972.94	4.65
Garbage			n/a	
Maintenance & Repair	\$1,926	\$23,114	1,444.63	6.91
Management	\$1,345	\$16,134	1,008.38	4.82
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$333	\$4,000	250.00	1.2

## Total Expenses

Monthly: \$13,195

Annual: \$158,345

% of Income: 47.34%

## VALUATION & CAP RATE

Property Value or Sale Price: \$3,700,735

Property CAP Rate: 4.76%

## LOAN INFORMATION

Down Payment (52.25%): \$1,933,634

Loan Amount (47.75%): \$1,767,101

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$11,757

Annual Debt Services: \$141,079

Debt Coverage Ratio: 1.25