

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **Westview**

Age of Property (Completion Year): **1986**

Site Area: **98,881 sq ft**

Gross Building Area: **31,160 sq ft**

Gross Leasable Area: **31,160 sq ft**

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	40	779 (\$2.46)	\$76,600	\$919,200
Totals:	40	98,881	\$76,600	\$919,200
TOTAL INCOME:			\$76,600	\$919,200
Vacancy Rate:	5%			

	Monthly	Annually
Property Income:	\$76,600	\$919,200
Additional Income:	\$226	\$2,710
Property Square Footage:	98,881	
Total Estimate Gross Income (EGI):		\$873,240

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$7,701	\$92,409	2,310.23	10.55
Insurance	\$764	\$9,168	229.20	1.05
Electricity	\$138	\$1,658	41.45	0.19
Maintenance & Repair	\$1,667	\$20,000	500.00	2.28
Management	\$3,650	\$43,798	1,094.95	5
HOA Association Fees	\$12,559	\$150,703	3,767.58	17.2
Reserves	\$1,460	\$17,519	437.98	2

Pest Control	\$93	\$1,110	27.75	0.13
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Total Expenses

Monthly: \$28,030

Annual: \$336,365

% of Income: 2%

VALUATION & CAP RATE

Property Value or Sale Price: \$8,600,000

Property CAP Rate: 6.27%

LOAN INFORMATION

Down Payment (40%): \$3,440,000

Loan Amount (60%): \$5,160,000

Interest Rate: 6.1%

Amortization Period: 30 Years

Monthly Payment: \$31,269

Annual Debt Services: \$375,232

Debt Coverage Ratio: 1.44