

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: college heights
Age of Property (Completion Year): 1985
Site Area: 30,000 sq ft
Gross Building Area: 14,000 sq ft
Gross Leasable Area: 30,160 sq ft

INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	52	580 (\$0.97)	\$29,120	\$349,440
Totals:	52	30,000	\$29,120	\$349,440
TOTAL INCOME:			\$29,120	\$349,440
Vacancy Rate:	2%			

	Monthly	Annually
Property Income:	\$29,120	\$349,440
Additional Income:	\$1,000	\$12,000
Property Square Footage:	30,000	
Total Estimate Gross Income (EGI):		\$342,451

EXPENSES

Total Expenses

Monthly: \$6,116 Annual: \$73,393 % of Income: 20.71%

VALUATION & CAP RATE

Property Value or Sale Price: \$2,830,000 Property CAP Rate: 9.93%

LOAN INFORMATION

Down Payment (63.2%): \$1,788,552 Loan Amount (36.8%): \$1,041,448
Interest Rate: 6.5% Amortization Period: 20 Years Monthly Payment: \$7,765
Annual Debt Services: \$93,177 Debt Coverage Ratio: 3.02