

## 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: **29,700 sq ft**



## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom	26	1,100 (\$1.73)	\$49,400	\$592,800
<b>Totals:</b>	<b>26</b>		<b>\$49,400</b>	<b>\$592,800</b>
<b>TOTAL INCOME:</b>			<b>\$49,400</b>	<b>\$592,800</b>
<b>Vacancy Rate:</b>				

	Monthly	Annually
<b>Property Income:</b>	<b>\$49,400</b>	<b>\$592,800</b>
<b>Additional Income:</b>	<b>\$0</b>	<b>\$0</b>
<b>Property Square Footage:</b>		
<b>Total Estimate Gross Income (EGI):</b>		<b>\$592,800</b>

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$3,161	\$37,932	1,458.92	6.4
Insurance	\$2,167	\$26,004	1,000.15	4.39
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$1,354	\$16,248	624.92	2.74
Management	\$2,828	\$33,936	1,305.23	5.72

Payroll			n/a	
Advertising	\$217	\$2,604	100.15	0.44
Office/Admin/Misc	\$217	\$2,604	100.15	0.44
Security			n/a	
Reserves	\$542	\$6,504	250.15	1.1
contract services	\$542	\$6,504	250.15	1.1

### Total Expenses

Monthly: \$11,028

Annual: \$132,336

% of Income: 22.32%

### VALUATION & CAP RATE

Property Value or Sale Price: \$4,997,432

Property CAP Rate: 9.21%

### LOAN INFORMATION

Down Payment (50%): \$2,498,716

Loan Amount (50%): \$2,498,716

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$16,624

Annual Debt Services: \$199,488

Debt Coverage Ratio: 2.31