

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	1	1,100 (\$1.73)	\$1,900	\$22,800
2-bedroom	2	1,100 (\$1.18)	\$2,600	\$31,200
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
1-bedroom	1	1,100 (\$0.76)	\$840	\$10,080
2-bedroom	1	1,100 (\$0.00)	\$0	\$0
Totals:	27		\$37,390	\$448,680
TOTAL INCOME:			\$37,390	\$448,680
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$37,390	\$448,680
Additional Income:	\$0	\$0
Property Square Footage:		

Total Estimate Gross Income (EGI):

\$448,680

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$3,161	\$37,936	1,405.04	8.46
Insurance	\$2,167	\$26,000	962.96	5.79
Utilities		\$40,000	1,481.48	8.92
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$1,354	\$16,250	601.85	3.62
Management	\$2,828	\$33,936	1,256.89	7.56
Payroll			n/a	
Advertising	\$217	\$2,600	96.30	0.58
Office/Admin/Misc	\$217	\$2,600	96.30	0.58
Security			n/a	
Reserves	\$542	\$6,500	240.74	1.45
contract services	\$542	\$6,500	240.74	1.45

Total Expenses

Monthly: \$14,360

Annual: \$172,322

% of Income: 38.41%

VALUATION & CAP RATE

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

Property CAP Rate: 5.53%

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: 1.39