

SUMMARY

Analysis Type: Buying
Property Type: Multi-Family
Address: piccadilly Flats
Age of Property (Completion Year): 1924
Site Area: 20,473 sq ft
Gross Building Area: 17,204 sq ft
Gross Leasable Area: 17,208 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	24	717 (\$2.34)	\$40,248	\$482,976
Totals:	24	20,473	\$40,248	\$482,976
TOTAL INCOME:			\$40,248	\$482,976
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$40,248	\$482,976
Additional Income:	\$3,044	\$36,529
Property Square Footage:	20,473	
Total Estimate Gross Income (EGI):		\$482,976

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$8,109	\$97,308	4,054.50	18.73
Insurance	\$1,081	\$12,970	540.42	2.5
Utilities		\$33,962	1,415.08	6.54
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$2,405	\$28,864	1,202.67	5.56

Management	\$1,226	\$14,713	613.04	2.83
Payroll	\$2,532	\$30,389	1,266.21	5.85
Advertising	\$192	\$2,309	96.21	0.44
Office/Admin/Misc	\$190	\$2,284	95.17	0.44
Security			n/a	
Reserves	\$500	\$6,000	250.00	1.15

Total Expenses

Monthly: \$19,067

Annual: \$228,799

% of Income: 44.04%

VALUATION & CAP RATE

Property Value or Sale Price: \$5,993,938

Property CAP Rate: 4.85%

LOAN INFORMATION

Down Payment (51.5%): \$3,086,878

Loan Amount (48.5%): \$2,907,060

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$19,341

Annual Debt Services: \$232,089

Debt Coverage Ratio: 1.25