

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: 17,208 sq ft
Gross Leasable Area: 17,208 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	5	717 (\$1.81)	\$6,475	\$77,700
1-bedroom	19	717 (\$2.58)	\$35,150	\$421,800
Totals:	24	20,473	\$41,625	\$499,500
TOTAL INCOME:			\$41,625	\$499,500
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$41,625	\$499,500
Additional Income:	\$3,044	\$36,529
Property Square Footage:	20,473	
Total Estimate Gross Income (EGI):		\$499,500

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$8,109	\$97,308	4,054.50	18.15
Insurance	\$1,081	\$12,972	540.50	2.42
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair			n/a	

Management	\$2,405	\$28,860	1,202.50	5.38
Payroll	\$2,526	\$30,312	1,263.00	5.65
Advertising	\$192	\$2,304	96.00	0.43
Office/Admin/Misc	\$190	\$2,280	95.00	0.43
Security			n/a	
Reserves	\$500	\$6,000	250.00	1.12

Total Expenses

Monthly: \$15,003

Annual: \$180,036

% of Income: 33.59%

VALUATION & CAP RATE

Property Value or Sale Price: \$6,604,694

Property CAP Rate: 5.39%

LOAN INFORMATION

Down Payment (68.13%): \$4,500,000

Loan Amount (31.87%): \$2,104,694

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$14,003

Annual Debt Services: \$168,031

Debt Coverage Ratio: 2.12