

SUMMARY

Analysis Type: Buying

Property Type: Multi-Family

Address: urban Oasis

Age of Property (Completion Year): 1970

Gross Building Area: 13,110 sq ft

Gross Leasable Area: 13,112 sq ft



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
studio	1	596 (\$3.12)	\$1,860	\$22,320
1-bedroom	9	596 (\$3.52)	\$18,900	\$226,800
1-bedroom	6	596 (\$3.32)	\$11,880	\$142,560
1-bedroom	2	596 (\$3.27)	\$3,900	\$46,800
1-bedroom	1	596 (\$3.17)	\$1,890	\$22,680
1-bedroom	1	596 (\$3.10)	\$1,850	\$22,200
1-bedroom	2	596 (\$3.05)	\$3,640	\$43,680
Totals:	22		\$43,920	\$527,040
TOTAL INCOME:			\$43,920	\$527,040
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$43,920	\$527,040
Additional Income:	\$0	\$0
Property Square Footage:		
Total Estimate Gross Income (EGI):		\$527,040

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$7,372	\$88,462	4,021.00	16.78
Insurance	\$2,500	\$30,000	1,363.64	5.69
Utilities		\$51,103	2,322.86	9.7
Electricity			n/a	
Water & Sewer	\$1,000	\$12,000	545.45	2.28
Garbage	\$1,000	\$12,000	545.45	2.28
Maintenance & Repair	\$1,318	\$15,811	718.68	3
Management			n/a	
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$458	\$5,500	250.00	1.04
vacantcy	\$2,196	\$26,352	1,197.82	5

Total Expenses

Monthly: \$20,102

Annual: \$241,228

% of Income: 45.77%

VALUATION & CAP RATE

Property Value or Sale Price: \$5,991,866

Property CAP Rate: 4.77%

LOAN INFORMATION

Down Payment (52.25%): \$3,130,750

Loan Amount (47.75%): \$2,861,116

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$19,035

Annual Debt Services: \$228,421

Debt Coverage Ratio: 1.25