

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: west Haven**  
**Age of Property (Completion Year): 1984**  
**Site Area: 21,780 sq ft**  
**Gross Building Area: 14,968 sq ft**  
**Gross Leasable Area: 14,800 sq ft**



## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
2-bedroom		(\$)	\$0	\$0
2-bedroom	8	1,100 (\$1.78)	\$15,680	\$188,160
1-bedroom	8	750 (\$2.03)	\$12,160	\$145,920
<b>Totals:</b>	<b>16</b>	<b>21,780</b>	<b>\$27,840</b>	<b>\$334,080</b>
<b>TOTAL INCOME:</b>			<b>\$27,840</b>	<b>\$334,080</b>
<b>Vacancy Rate:</b>				

	Monthly	Annually
<b>Property Income:</b>	\$27,840	\$334,080
<b>Additional Income:</b>	\$0	\$0
<b>Property Square Footage:</b>	21,780	
<b>Total Estimate Gross Income (EGI):</b>		\$334,080

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$4,546	\$54,552	3,409.50	16.33
Insurance	\$5,389	\$64,668	4,041.75	19.36
Utilities			n/a	
Electricity	\$156	\$1,872	117.00	0.56
Water & Sewer	\$1,297	\$15,564	972.75	4.66

Garbage			n/a	
Maintenance & Repair	\$1,926	\$23,112	1,444.50	6.92
Management	\$1,345	\$16,140	1,008.75	4.83
Payroll			n/a	
Advertising			n/a	
Office/Admin/Misc			n/a	
Security			n/a	
Reserves	\$333	\$3,996	249.75	1.2

### Total Expenses

Monthly: \$14,992

Annual: \$179,904

% of Income: 53.85%

### VALUATION & CAP RATE

Property Value or Sale Price: \$2,999,533

Property CAP Rate: 5.14%

### LOAN INFORMATION

Down Payment (50%): \$1,499,767

Loan Amount (50%): \$1,499,767

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$9,978

Annual Debt Services: \$119,736

Debt Coverage Ratio: 1.29