

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: west shore flats**  
**Age of Property (Completion Year): 1985**  
**Site Area: 78,408 sq ft**  
**Gross Building Area: 31,980 sq ft**  
**Gross Leasable Area: 31,980 sq ft**



## INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	12	579 (\$2.68)	\$18,600	\$223,200
2-bedroom	28	894 (\$2.01)	\$50,400	\$604,800
<b>Totals:</b>	<b>40</b>	<b>78,408</b>	<b>\$69,000</b>	<b>\$828,000</b>
<b>TOTAL INCOME:</b>			<b>\$69,000</b>	<b>\$828,000</b>
<b>Vacancy Rate:</b>	<b>1%</b>			

	Monthly	Annually
<b>Property Income:</b>	<b>\$69,000</b>	<b>\$828,000</b>
<b>Additional Income:</b>	<b>\$4,615</b>	<b>\$55,384</b>
<b>Property Square Footage:</b>	<b>78,408</b>	
<b>Total Estimate Gross Income (EGI):</b>		<b>\$819,720</b>

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$11,672	\$140,064	3,501.60	16.01
Insurance	\$1,902	\$22,824	570.60	2.61
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$6,495	\$77,940	1,948.50	8.91

Management	\$1,877	\$22,524	563.10	2.57
Payroll	\$4,333	\$51,996	1,299.90	5.94
Advertising	\$337	\$4,044	101.10	0.46
Office/Admin/Misc	\$496	\$5,952	148.80	0.68
Security			n/a	
Reserves	\$833	\$9,996	249.90	1.14

### Total Expenses

Monthly: \$27,945

Annual: \$335,340

% of Income: 38.32%

### VALUATION & CAP RATE

Property Value or Sale Price: \$9,502,887

Property CAP Rate: 5.68%

### LOAN INFORMATION

Down Payment (43%): \$4,086,241

Loan Amount (57%): \$5,416,646

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$36,037

Annual Debt Services: \$432,445

Debt Coverage Ratio: 1.25