

SUMMARY

Analysis Type: **Buying**

Property Type: **Multi-Family**

Address: **Bayshore Flats**

Age of Property (Completion Year): **1975 49**

Site Area: **82,764 sq ft**

Gross Building Area: **29,208 sq ft**

Gross Leasable Area: **29,280 sq ft**



INCOME

Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
1-bedroom	24	530 (\$2.93)	\$37,320	\$447,840
2-bedroom	24	690 (\$2.48)	\$41,040	\$492,480
Totals:	48	82,764	\$78,360	\$940,320
TOTAL INCOME:			\$78,360	\$940,320
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$78,360	\$940,320
Additional Income:	\$5,256	\$63,066
Property Square Footage:	82,764	
Total Estimate Gross Income (EGI):		\$940,320

EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$15,998	\$191,974	3,999.46	19.13
Insurance	\$2,162	\$25,942	540.46	2.59
Utilities		\$47,603	991.73	4.74
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$6,773	\$81,273	1,693.19	8.1

Management	\$2,369	\$28,422	592.13	2.83
Payroll	\$5,062	\$60,744	1,265.50	6.05
Advertising	\$390	\$4,674	97.38	0.47
Office/Admin/Misc	\$933	\$11,194	233.21	1.12
Security			n/a	
Reserves	\$1,672	\$20,068	418.08	2

Total Expenses

Monthly: \$39,325

Annual: \$471,894

% of Income: 47.03%

VALUATION & CAP RATE

Property Value or Sale Price: \$12,505,694

Property CAP Rate: 4.25%

LOAN INFORMATION

Down Payment (57.5%): \$7,190,774

Loan Amount (42.5%): \$5,314,920

Interest Rate: 7%

Amortization Period: 30 Years

Monthly Payment: \$35,360

Annual Debt Services: \$424,324

Debt Coverage Ratio: 1.25