

## 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 (\$3.11)	\$39,600	\$475,200
2-bedroom	24	690 (\$2.68)	\$44,400	\$532,800
Totals:	48	82,764	\$84,000	\$1,008,000
TOTAL INCOME:			\$84,000	\$1,008,000
Vacancy Rate:				

	Monthly	Annually
Property Income:	\$84,000	\$1,008,000
Additional Income:	\$5,256	\$63,066
Property Square Footage:	82,764	
Total Estimate Gross Income (EGI):		\$1,008,000

## EXPENSES

Name	Monthly	Annual	\$ / Unit	%
Real Estate Taxes	\$15,998	\$191,976	3,999.50	17.92
Insurance	\$2,162	\$25,944	540.50	2.42
Utilities			n/a	
Electricity			n/a	
Water & Sewer			n/a	
Garbage			n/a	
Maintenance & Repair	\$6,773	\$81,276	1,693.25	7.59

Management	\$2,369	\$28,428	592.25	2.65
Payroll	\$5,062	\$60,744	1,265.50	5.67
Advertising	\$390	\$4,680	97.50	0.44
Office/Admin/Misc	\$933	\$11,196	233.25	1.05
Security			n/a	
Reserves	\$1,672	\$20,064	418.00	1.87

Total Expenses

Monthly: \$35,359

Annual: \$424,308

% of Income: 39.62%

VALUATION & CAP RATE

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

Property CAP Rate: 5.17%

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: 1.52