

Property Analysis Spreadsheet



Address: 406 Westbrook
Asking Price: \$ 530,000
Units: 7
Price / Unit: \$ 75,714

Loan Amount: \$ 371,000
Down Payment: \$ 159,000

LTV: 70%

Number of units	Monthly Rent	Market Rent
Hair Salon	\$1,050	\$ 1,050
Pawn Shop	\$600	\$ 700
Apt 3	\$650	\$ 700
Apt 5	\$675	\$ 700
Apt 6	\$650	\$ 700
Apt 7	\$700	\$ 700
Apt 8	\$729	\$ 700

Rental Income/mo \$ 5,054
Rental Income/year \$ 60,648
Vacancy \$ 1,819 3.0%
Gross Income \$ 58,829

Expenses
Taxes \$ 5,519 9.4%
Insurance \$ 2,009 3.4%
Heat \$ 2,868 4.9%
Water/Sewer \$ 1,262 2.1%
Repairs \$ 1,471 2.5%
Electric \$ 1,650 2.8%
Fire Alarm System \$ - 0.0%
Snow/Lawn \$ 900 1.5%
Reserve \$ 1,471 2.5%

Operating expenses \$ 17,149 29.2%

Management fee \$ 2,941 5.0%

Total Expenses \$ 20,091

NOI \$ 38,738

Debt service \$ 30,625 52.1%
Other interest \$ - 0.0%

Interest rate 5.50% **# Years** 20

Net Income \$ 8,113

Summary	
Debt coverage ratio	1.26
Cash on cash return	5.1%
Capitalization rate	7.3%



SUMMARY

Building Size 4560 sq ft
Lot Size .36 acres
Zone City Center District with Village Overlay
Parking ~15 spaces
Heating oil/FHW
Electrical updated panels, separate

ADDITIONAL CONDITIONS

Very well maintained building with easy to rent units
 Units 7 & 8 are subsidized and have electric included