

Property Analysis Spreadsheet



Address: 444 Sawyer
Asking Price: \$ 900,000
Units: 12
Price / Unit: \$ 75,000

Loan Amount: \$ 675,000
Down Payment: \$ 225,000

LTV: 75%

# Units/(Bedrooms)	Monthly Rent	Market Rent
1 (2)	\$850	\$ 900
2 (2)	\$850	\$ 900
3 (2)	\$850	\$ 900
4 (2)	\$850	\$ 900
5 (2)	\$850	\$ 900
6 (3)	\$900	\$ 1,050
7 (1)	\$690	\$ 750
8 (1)	\$690	\$ 750
9 (1)	\$690	\$ 750
10 (1)	\$690	\$ 750
11 (1)	\$690	\$ 750
12 (1)	\$690	\$ 750



Rental Income/mo: \$ 9,290
Rental Income/year: \$ 111,480
Vacancy: \$ 5,574 (5.0%)
Gross Income: \$ 105,906

Expenses

Taxes: \$ 8,685 (8.2%)
Insurance: \$ 3,500 (3.3%)
Heat: 0.0%
Water/Sewer: \$ 3,800 (3.6%)
Repairs: \$ 2,500 (2.5%)
Electric: \$ 850 (0.8%)
Garbage: \$ 1,500 (1.4%)
Snow/Lawn: \$ 1,500 (1.4%)
Reserve: \$ 3,000 (2.5%)

Operating expenses: \$ 25,335 (23.7%)
Management fee: \$ 5,574 (5.0%)
Total Expenses: \$ 30,909
NOI: \$ 74,997

Debt service: \$ 55,719 (52.6%)
Other interest: \$ - (0.0%)

Interest rate: 5.50%
Years: 20

Net Income: \$ 19,278

Summary	
Debt coverage ratio	1.35
Cash on cash return	8.6%
Capitalization rate	8.3%

SUMMARY

Building Size: 8226 sqft
Lot Size: 0.22
Zone: MDL-94
Parking: ~9 spaces
Heating: propane forced hot air (12)
Electrical: updated panels, separate

ADDITIONAL CONDITIONS

Completely rehabed after a fire in 2007
 laundry in basemnet
 all separate utilities