

Financial Analysis - 4065 Duequesne Ave

Investment Overview			Unit Mix and Rent Schedule						
Price	\$	3,160,000	Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma	
Price Per Unit	\$	395,000	8	1B + 1B	\$ 1,743	\$ 13,941	\$ 2,395	\$ 19,160	
Price Per SF	\$	525	8			\$ 13,941		\$ 19,160	
Cap Rate		3.36%							
GRM		17.97	Income				Current	Proforma	
Proforma CAP Rate		5.39%	Annual Gross Rent		\$ 13,941	per month	\$ 167,292	\$ 229,920	
Proforma GRM		13.05	parking income		\$ 700	per month	\$ 8,400	\$ 8,400	
			Parking income2		\$ 300	per month	\$ -	\$ 3,600	
			Other fees				\$ 149	\$ 149	2019
Property Information			Gross Scheduled Income				\$ 175,841	\$ 242,069	
Building Size		6,018	Vacancy Factor			3.00%	\$ (5,275)	\$ (7,262)	
Lot Size		8,105	Effective Gross Income				\$ 170,565	\$ 234,806	
Number of Units		8	Expenses						
Year Built		1949	Operating Expenses (Current/Potential)						
Parcel(s)		4207-009-011	New Property Taxes		1.091990%		\$ 34,507	\$ 34,507	per assessor
Zoning		R4	Direct Assessment				\$ 4,069	\$ 4,069	per assessor
Parking		8	Insurance		\$ 0.30	per SF	\$ 1,805	\$ 1,805	2019
Proposed Financing			Water		\$168.74	per month	\$ 2,025	\$ 2,025	2019
Down Payment		\$1,579,500	Trash		\$127.44	per month	\$ 1,529	\$ 1,529	2019
Approximate Loan Amount		\$1,579,500	Gardening		\$156.67	per month	\$ 1,880	\$ 1,880	2019
Interest Rate		3.250%	Pest Control		\$37.00	per month	\$ 444	\$ 444	2019
Loan To Value		50.0%	Supplies		\$59.68	per month	\$ 716	\$ 716	2019
Annual Debt Service		\$83,211	Repair & Maintenance		\$751.68	per month	\$ 9,020	\$ 9,020	2019
Debt Coverage Ratio		1.28	Miscellaneous & Legal		\$183.33	per month	\$ 2,200	\$ 2,200	2019
Year-1 Net Cash-Flow		\$22,942	Off-site management			4% of EGI	\$ 6,228	\$ 6,228	2019
Year-1 Principal Reduction		\$31,624	Total Operating Expenses			38% of EGI	\$ 64,423	\$ 64,423	
Year-1 Cash-On-Cash Return		\$54,566	Expenses Per Unit				\$ 8,053	\$ 8,053	
Loan Type		New loan, 5-year fixed, 30-year amortization	Expenses Per SF				\$ 10.71	\$ 10.71	
							Current	Proforma	
Net Operating Income							\$ 106,142	\$ 170,383	