

Multifamily Property Purchase Analysis [®] | Courtesy of Sound Realty Group

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PROPERTY INFO

Property Address: **1757 S 305th Pl, Federal Way**

Current Asking Price: **\$795,000**
 Total Rentable SQ. FT: **4800**
 Lot SQ. FT: **10454**
 Year Built: **1977**
 Number of Units: **8**
 Days on Market: **28**

Price Per SQ. FT: **\$165.63**
 Price Per Unit: **\$99,375**
 Cap. Rate: **4.55%**
 Gross Rent Multiplier: **13.80**
 Debt Svc. Coverage Ratio: **1.07**
 Year 1 Cash-On-Cash ROI: **0.93%**

OPERATING INCOME

<u>Stated</u>	<u>Info</u>
Gross Scheduled Annual Rent: \$57,600.00	<i>(Monthly Rents x # of units x 12 months)</i>
Additional Income: \$0.00	<i>(Laundry, Storage, Parking, etc)</i>
Vacancy Rate: 3%	<i>(Vacancy Loss; Avg. in most NW Markets = 3%)</i>
Gross Operating Income: \$55,872.00	<i>(Gross Sched. Rents - Vacancy + Addl Income)</i>

OPERATING EXPENSES

	<i>If Not Currently Available, Use Market Estimates:</i>
Property Tax: \$9,237.00	<i>\$7,950.00 1% Value</i>
Insurance: \$2,500.00	<i>\$2,385.00 .3% of Value</i>
Utilities: \$8,000.00	<i>\$8,000.00 \$1000/unit (W,S,G)</i>
Maintenance / Repairs: \$0.00	<i>\$2,880.00 5% of Gross Income</i>
Property Management:	<i>\$4,608.00 8% of Gross Income</i>

Total Operating Expenses: \$19,737.00

Net Operating Income: \$36,135.00 *(Gross Operating Income - Operating Expense)*

ESTIMATED FINANCING

Purchase Price: \$795,000.00	<u>Down Payment Amount</u>	<u>Estimated Closing Costs</u>
Down Payment (%): 30%	\$238,500.00	\$9,950.00

Loan Amount: \$556,500.00

Interest Rate: **4.500%**

Number of Years: **30**

Monthly Payment Principal & Interest: \$2,819.70

Annual Debt Service

\$33,836.44

Initial Cash Investment

\$248,450.00

CASH FLOW

	<u>Monthly</u>	<u>Annual</u>
Estimated Cash Flow Before Taxes:	\$191.55	\$2,298.56

*Interest rate and down payment amount are based on current market averages and used for analysis purposes only. We recommend consulting with a mortgage professional.



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