INVESTMENT PROPERTY INFORMATION MEMO | Courtesy of Sound Realty Group

PROPERTY LISTING INFO

Property Address:	5925 99th Street SW, Lakewood		
Current Asking Price:	$835,000	Days on Market:	0
Rentable Area (sq. ft.):	7380	Price per SQ. FT:	$113
Lot Size (sq. ft):	14930	Price per Unit:	$64,231
Year Built:	1972	Cap. Rate:	9.28%
Number of Units:	13	Gross Rent Multiplier:	7.43%

FINANCIAL / OPERATING INFO

Income:	Stated:	Market Estimates:	
Potential Rental Income:	$112,320.00		
Additional Income:	$1,600.00		
Vacancy Rate:	5%	*3%*	
Effective Operating Income:	**$108,224.00**		
Operating Expenses:	**Stated:**		***Market Est. #:***
Property Tax:	$7,973.00	*$8,350.00*	*1% Value*
Insurance:	$3,612.00	*$2,505.00*	*.3% of Value*
Utilities:	$11,687.00	*$12,480.00*	*$960/unit*
Maintenance / Repairs:	$1,500.00	*$5,616.00*	*5% of Income*
Property Management:	$6,000.00	*$8,985.60*	*8% of Income*
Total Operating Expenses:	**$30,772.00**		
Net Operating Income:	**$77,452.00**		

ESTIMATED FINANCING

Purchase Price:	$835,000.00	**Down Payment Amount:**	**Estimated Closing Costs:**
Down Payment (%):	30%	$250,500.00	$10,350.00
Loan Amount:	$584,500.00		
Interest Rate:	5.50%		
Number of Years:	25	**Annual Dept Service:**	**Initial Cash Investment:**
Monthly Payment:	$3,589.34	$43,072.10	$260,850.00

CASH FLOW

	Monthly:	Annual:	Year 1 Cash-on-Cash ROI:
Estimated Cash Flow:	$2,864.99	$34,379.90	13.72%