

INVESTMENT PROPERTY INFORMATION MEMO | Courtesy of Sound Realty Group

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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	
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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 Debt 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%