

Multifamily Property Purchase Analysis ® | Courtesy of Sound Realty Group

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PROPERTY INFO

Property Address: **95 Quinn Ave, Marysville**

Current Asking Price: **\$750,000**

Total Rentable SQ. FT: **4800**

Lot SQ. FT: **10454**

Year Built: **1979**

Number of Units: **4**

Days on Market: **0**

Price Per SQ. FT: **\$156.25**

Price Per Unit: **\$187,500**

Cap. Rate: **6.66%**

Gross Rent Multiplier: **11.90**

Debt Svc. Coverage Ratio: **1.50**

Year 1 Cash-On-Cash ROI: **8.49%**

OPERATING INCOME

Stated
Gross Scheduled Annual Rent: **\$63,000.00**

Additional Income: **\$0.00**

Vacancy Rate: **3%**

Gross Operating Income: \$61,110.00

Info
(Monthly Rents x # of units x 12 months)

(Laundry, Storage, Parking, etc)

(Vacancy Loss; Avg. in most NW Markets = 3%)

(Gross Sched. Rents - Vacancy + Addl Income)

OPERATING EXPENSES

Property Tax: **\$5,881.00**

Insurance: **\$1,100.00**

Utilities: **\$4,200.00**

Maintenance / Repairs:

Property Management:

Total Operating Expenses: \$11,181.00

Net Operating Income: \$49,929.00

(Gross Operating Income - Operating Expense)

ESTIMATED FINANCING

Purchase Price: **\$750,000.00**

Down Payment (%): **25%**

Loan Amount: \$562,500.00

Interest Rate: **4.250%**

Number of Years: **30**

Monthly Payment Principal & Interest: \$2,767.16

Down Payment Amount

\$187,500.00

Estimated Closing Costs

\$9,500.00

Annual Debt Service

\$33,205.94

Initial Cash Investment

\$197,000.00

CASH FLOW

Monthly
Estimated Cash Flow Before Taxes: \$1,393.59

Annual
\$16,723.06

*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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