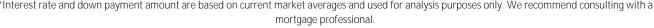
Multifamily Property Purchase Analysis ® | Courtesy of Sound Realty Group

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Should you submit an offer on this property, we will ensure that it is contingent on the accuracy of all information listed, assist you in obtaining all books and records available, and performing all necessary due diligence to your satisfaction. Visit us online: www.SoundMultiFamily.com

PROPERTY INFO			
Property Address: 95 Quinn Ave, Marysville			
Current Asking Price:	\$750,000	Price Per SQ. FT: \$156.25	
Total Rentable SQ. FT:	4800	Price Per Unit: \$187,500	
Lot SQ. FT:	10454	Cap. Rate: 6.66%	
Year Built:	1979	Gross Rent Multiplier: 11.90	
Number of Units:	4	Debt Svc. Coverage Ratio: 1.50	
Days on Market:	0	Year 1 Cash-On-Cash ROI: 8.49%	
OPERATING INCOME			
	<u>Stated</u>	<u>Info</u>	
Gross Scheduled Annual Rent:	\$63,000.00	(Monthly Rents x # of units x 12 months)	
Additional Income:	\$0.00	(Laundry, Storage, Parking, etc)	
Vacancy Rate:	3%	(Vacancy Loss; Avg. in most NW Markets = 3%)	
Gross Operating Income:	\$61,110.00	(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	<u>Down Payment Amount</u>	Estimated Closing Costs
Down Payment (%):	25%	\$187,500.00	\$9,500.00
Loan Amount:	\$562,500.00		
Interest Rate:	4.250%		
Number of Years:	30	Annual Debt Service	Initial Cash Investment
Monthly Payment Principal & Interest:	\$2,767.16	\$33,205.94	\$197,000.00
CASH FLOW			
5.11. 1.12. 1.51. 2.5. 7	Monthly	Annual	
Estimated Cash Flow Before Taxes:	\$1,393.59	\$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			







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