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INCOME PROPERTY OPERATING SUMMARY ® | Courtesy of Sound Realty Group

Property Address: 1120 N 91st, Seattle  
 Units: 8  
 Year Built: 1986  
 Building SqFt: 3,200  
 Lot Size (SqFt.): 3,760

Price: \$1,300,000.00  
 \$ Per Unit: \$162,500.00  
 \$ Per SqFt: \$406.25  
 Current CAP Rate / GRM: 7.50% 10.03  
 Market CAP Rate / GRM: 7.54% 9.98  
 Rent/SqFt. / Market Rent/SqFt: \$3.43 \$3.45

RENT ROLL / MONTHLY INCOME

Unit #	Type	Size	Move-In	Terms	Current Rent	Rent/SF	Market Rent	Rent/SF	ANNUAL EXPENSES
300	Studio	385		Vacant	\$1,350.00	\$3.51	\$1,350.00	\$3.51	Taxes: \$11,916.00
301	Studio	385		Vacant	\$1,350.00	\$3.51	\$1,350.00	\$3.51	Insurance: \$2,800.00
302	Studio	385		Vacant	\$1,350.00	\$3.51	\$1,350.00	\$3.51	Owner-Paid Utilities: \$8,500.00
303	Studio	385		Vacant	\$1,350.00	\$3.51	\$1,350.00	\$3.51	Maint/Repairs: \$5,000.00
304	Studio	450		Vacant	\$1,350.00	\$3.00	\$1,400.00	\$3.11	Misc: \$0.00
305	Studio	385		Vacant	\$1,350.00	\$3.51	\$1,350.00	\$3.51	Prop Mgmt: \$0.00
306	Studio	385		Vacant	\$1,350.00	\$3.51	\$1,350.00	\$3.51	Reserves: \$0.00
307	Studio	385		Vacant	\$1,350.00	\$3.51	\$1,350.00	\$3.51	Misc 2: \$0.00

Totals: 3145 \$10,800.00 \$10,850.00 Total Expenses: \$28,216.00

ANNUALIZED DATA @ ACTUAL

ANNUALIZED DATA @ MARKET PRO FORMA

Gross Scheduled Rent: \$129,600.00		Gross Scheduled Rent: \$130,200.00
Additional Income: \$0.00		Additional Income: \$0.00
Less Vacancy: \$3,888.00 3%		Less Vacancy: \$3,906.00 3%
Gross Adj. Income: \$125,712.00		Gross Adj. Income: \$126,294.00
Less Expenses: \$28,216.00		Less Expenses: \$28,216.00
Net Operating Income: \$97,496.00		Net Operating Income: \$98,078.00

NOTES

Likely Financing Scenerio

Purchase Price: \$1,300,000.00	Down Payment Amount: \$390,000.00
Down Payment (%): 30%	Estimated Closing Costs: \$11,100.00
Loan Amount: \$910,000.00	Cash Investment: \$401,100.00
Interest Rate: 5.50%	Monthly Payment (P&I): \$5,166.88
Amoritzation Years: 30	Annual Debt Service: \$62,002.56
	DSCR: 1.57

CASH FLOW @ CURRENT / ACTUALS

	<u>Monthly Cash Flow</u>	<u>Annual Cash Flow</u>
Estimated Cash Flow Before Taxes:	\$2,957.79	\$35,493.44
Year 1 Principal Reduction:	\$11,952.56	Year 1 ROI: 11.83%

CASH FLOW @ MARKET / PRO FORMA

	<u>Monthly Cash Flow</u>	<u>Annual Cash Flow</u>
Estimated Cash Flow Before Taxes:	\$3,006.29	\$36,075.44
Year 1 Principal Reduction:	\$11,952.56	Year 1 ROI: 11.97%

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