Bristol 5-7 Upson St Analysis 2026

		Sales Price	**$ 1,350,000**	**$ 135,000 /unit**
Property	**5-7 Upson St**	Loan Amount	$ 1,012,500	
	Bristol	Down Payment	$ 337,500	
		Interest Rate	6.00%	
# units	**10**	Loan to Value	75.00%	
Residential	10	Term Mo.	360	

Use Annual Figures		**Actual**		**Proforma**
Gross Income				
Apartment Units	$	147,504	$	169,920
Coin-Op Laundry	$	-	$	-
Gross Income	$	147,504	$	169,920
Vacancy and Credit loss Factor				
5% Vacancy	$	7,375	$	8,496
Total	$	7,375	$	8,496
Effective gross Income	$	140,129	$	161,424
Expenses Annual Figures				
R/E Taxes (Actual)	$	13,603	$	13,603
Insurance Premium	$	6,080	$	6,080
Management 5% of EGI	$	7,006	$	8,071
Maintenance 5% of EGI	$	8,000	$	8,071
Water and Sewer	$	3,720	$	3,720
Gas	$	840	$	840
Electric	$	1,750	$	1,750
Trash	$	1,696	$	1,696
Snow/Grounds	$	457	$	457
Total Expenses	$	43,152	$	44,288
Net Operating Income (NOI)	$	96,976	$	117,136
Principal and Interest Pmt	$	72,845	$	72,845
2nd Mtg Pmt (if applicable)	$	-	$	-
Total Principal and Interest	$	72,845	$	72,845
Debt Service Coverage Ratio		**1.33**		**1.61**
Monthly mortgage payment	$	6,070	$	6,070
Net income after mortgage	$	24,131	$	44,290
Return on investment (ROI)		**7.1%**		**13.1%**
Cap rate		**7.2%**		**8.7%**

Units	**Unit Type**	**Actual Rent**		**Proforma**	
1	1 Bed	$	1,117	$	1,350
2	1 Bed	$	1,275	$	1,350
3	1 Bed	$	1,150	$	1,350
4	1 Bed	$	1,220	$	1,350
5	1 Bed	$	1,080	$	1,350
6	1 Bed	$	1,150	$	1,350
7	1 Bed	$	1,150	$	1,350
8	1 Bed	$	1,150	$	1,350
9	2 Bed	$	1,190	$	1,550
10	3 Bed	$	1,810	$	1,810
Monthly		**$**	**12,292**	**$**	**14,160**
Yearly		**$**	**147,504**	**$**	**169,920**

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