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INCOME PROPERTY OPERATING SUMMARY ® | Courtesy of Sound Realty Group

Property Address: **514-516 N K St, Tacoma**
 Units: **3**
 Year Built: **1933**
 Building SqFt: **2,144**
 Lot Size (SqFt.): **3,250**

Price: **\$750,000.00**
 \$ Per Unit: **\$250,000.00**
 \$ Per SqFt: **\$349.81**
 Current CAP Rate / GRM: **5.83%** **13.38**
 Market CAP Rate / GRM: **6.34%** **12.52**
 Rent/SqFt. / Market Rent/SqFt: **\$2.02** **\$2.13**

RENT ROLL / MONTHLY INCOME

ANNUAL EXPENSES

Unit #	Type	Size	Move-In	Terms	Current Rent	Rent/SF	Market Rent	Rent/SF	Taxes: \$6,589.00
514 A	2bed 1bath	745		Lease thru March 2025	\$1,455.00	\$1.95	\$1,550.00	\$2.08	Insurance: \$1,000.00
514 B	2bed 1bath	745		Lease thru March 2025	\$1,450.00	\$1.95	\$1,550.00	\$2.08	Owner-Paid Utilities: \$3,200.00
516	1bed 1bath	654		Month to month	\$1,425.00	\$2.18	\$1,475.00	\$2.26	Maint/Repairs: \$1,000.00

Totals: **2144** **\$4,330.00** **\$4,575.00** Total Expenses: **\$11,789.00**

ANNUALIZED DATA @ ACTUAL

ANNUALIZED DATA @ MARKET PRO FORMA

Gross Scheduled Rent: \$51,960.00	Gross Scheduled Rent: \$54,900.00
Utility Reimbursement: \$4,080.00	Additional Income: \$5,000.00
Less Vacancy: \$519.60 1%	Less Vacancy: \$549.00 1%
Gross Adj. Income: \$55,520.40	Gross Adj. Income: \$59,351.00
Less Expenses: \$11,789.00	Less Expenses: \$11,789.00
Net Operating Income: \$43,731.40	Net Operating Income: \$47,562.00

NOTES

Likely Financing Scenerio

Purchase Price: \$750,000.00	Down Payment Amount: \$225,000.00
Down Payment (%): 30%	Estimated Closing Costs: \$7,250.00
Loan Amount: \$525,000.00	Cash Investment: \$232,250.00
Interest Rate: 6.50%	Monthly Payment (P&I): \$3,318.36
Amoritization Years: 30	Annual Debt Service: \$39,820.29
	DSCR: 1.10

CASH FLOW @ CURRENT / ACTUALS

Monthly Cash Flow	Annual Cash Flow	
Estimated Cash Flow Before Taxes: \$325.93	\$3,911.11	
Year 1 Principal Reduction: \$5,695.29		Year 1 ROI: 4.14%

CASH FLOW @ MARKET / PRO FORMA

Monthly Cash Flow	Annual Cash Flow	
Estimated Cash Flow Before Taxes: \$645.14	\$7,741.71	
Year 1 Principal Reduction: \$5,695.29		Year 1 ROI: 5.79%

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