

MULTI-FAMILY VALUATOR CASE STUDY

Property Details



\$699,900

96 Purdy Ave

Moncton, New Brunswick E1C7V9



Listing Description

ATTENTION INVESTORS! This great 6 unit apartment building consist of 6x one bedroom apartments. Washer & Dryer are coin operated. Close to the Moncton Coliseum, 10-15 minutes to Casino Moncton, NBCC, The Moncton Hospital, and the University of Moncton. Paved parking for tenants, Bus Service, brick and aluminum siding. This one would be a great addition to your portfolio. Be sure to call your REALTOR® today to schedule your viewing. Please allow 24 HOURS for showing requests. (26464996)

Location Description

From Killam Dr turn onto Purdy, property will be on the left.

Property Summary

Property Type Multi-family	Square Footage 2691 sqft	Title Freehold	Land Size 576 METRIC under 1/2 acre
Time on REALTOR.ca 125 days	Annual NOI \$38,500		

Name:

Date:


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PART 2: DSCR




What is a DSCR?

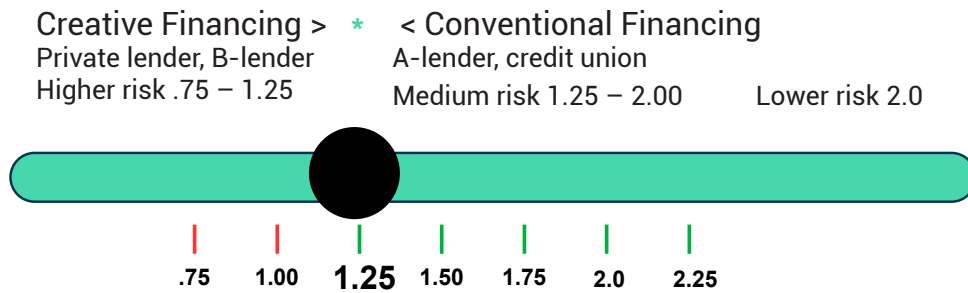
DSCR, or debt service coverage ratio, is a metric used in commercial and multifamily real estate to calculate a project's cash flow compared to its expenses. DSCR is one of the primary metrics used to underwrite commercial and multifamily real estate loans.



Debt Service Coverage Ratio Formula

$$= \frac{\text{Annual Net Operating Income}}{\text{Total Debt Service}}$$


A DSCR of 1 means that a property's cash flow is exactly meeting its expenses, while a DSCR of above 1 means that a property has excess cash flow after meeting its expenses.



Purchase Price
\$641,666

Down Payment (25%)
\$160,416.50

Mortgage Amount
\$481,249.50

Mortgage Payments
\$34,623.96 (annual)

What's the DSCR score for 96 Purdy Ave?

Name: _____ Date: _____

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