

## SUMMARY

**Analysis Type: Buying**  
**Property Type: Multi-Family**  
**Address: 1207 1209 Bose Ave Rock Hill SC 29732**  
**Age of Property (Completion Year): 1947**  
**Site Area: 1,534 sq ft**  
**Gross Building Area: 1,534 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$30,600**  
**Property Square Footage: 1,534**  
**Property Vacancy: -**  
**Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$247,500**  
**Down Payment: \$82,500**  
**Interest Rate: 8%**  
**Amortization Period: 30 Year**  
**Monthly Payment: \$1,816**  
**Annual Debt Service: \$21,793**  
**Debt Coverage Ratio: 0.89**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)**  
**Property Annual Expenses: \$11,248**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %**  
**Annual Expense Growth Rate: 2 %**  
**Cap Rate at Sale: 5.36 %**  
**Cost of Sale: 2%**  
**Number of Years: 5**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$330,000**  
**Property Cap Rate: 5.86%**

## 5 YEAR CASH FLOW ANALYSIS

**Potential Income: \$30,600**  
**Vacancy Rate: -**  
**Cash on Cash Return (Return on Equity): -2.96%**

# Income Analysis

1207 1209 Bose Ave Rock Hill SC 29732

Report courtesy of Ola van Zyl

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Income	\$30,600	\$	\$	\$	\$	\$
Vacancy Rate	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 2%/yr -With a 0% Vacancy Rate):	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122	\$33,784
Average Rent per Square Foot:	\$19.95	\$20.35	\$20.76	\$21.18	\$21.60	\$22.03
Less Expenses (Growing @ 2%/yr):	(\$ 11,248)	(\$ 11,473)	(\$ 11,702)	(\$ 11,936)	(\$ 12,175)	(\$ 12,419)
Net Operating Income (NOI):	\$ 19,352	\$ 19,739	\$ 20,134	\$ 20,537	\$ 20,947	\$ 21,365
Less Loan Payment 1st Mortgage	(\$21,793)	(\$21,793)	(\$21,793)	(\$21,793)	(\$21,793)	(\$21,793)
Net Cash Flow	\$ -2,441	\$ -2,054	\$ -1,659	\$ -1,256	\$ -846	\$ -428
Cash on Cash Return (Return on Equity):	-2.96%	-2.49%	-2.01%	-1.52%	-1.03%	-0.52%
Principal Reduction:	\$2,068	\$2,239	\$2,425	\$2,626	\$2,844	\$3,080
Cumulative Principal Reduction:	\$2,068	\$4,307	\$6,732	\$9,358	\$12,202	\$15,282
Cash Flow Plus Principal Reduction:	\$ -373	\$ 185	\$ 766	\$ 1,370	\$ 1,998	\$ 2,652
Total Return Before Taxes:	-0.45%	0.22%	0.93%	1.66%	2.42%	3.21%

IRR: 15.69%

Future Value in Year 5	Cost of Sale	Loan Balance
\$-7,985	\$-160	\$217,119