

## SUMMARY

**Analysis Type: Buying**

**Property Type: Multi-Family**

**Address: 205209 Friedheim Rd Rock Hill SC 29730**

**Age of Property (Completion Year): 1982**

**Site Area: 3,700 sq ft**

## PROPERTY INCOME

Property Annual Income: \$67,200

Property Square Footage: 3,700

Property Vacancy: 2%

Property Additional Income: -

## LOAN & DEBT ANALYSIS

Loan Amount: \$460,034

Down Payment: \$115,008

Interest Rate: 7.04%

Amortization Period: 20 Year

Monthly Payment: \$3,578

Annual Debt Service: \$42,932

Debt Coverage Ratio: 1.28

## PROPERTY EXPENSES

Triple Net Lease (NNN)

Property Annual Expenses: \$10,767

## CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %

Annual Expense Growth Rate: 2 %

Cap Rate at Sale: 10.08 %

Cost of Sale: 2%

Number of Years: 10

## PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$575,042

Property Cap Rate: 9.58%

## 10 YEAR CASH FLOW ANALYSIS

Potential Income: \$67,200

Vacancy Rate: 2%

Cash on Cash Return (Return on Equity): 10.57%



# Income Analysis

205209 Friedheim Rd Rock Hill SC 29730

Report courtesy of Troy Muljat

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Gross Income</b>	\$67,200	\$68,544	\$69,915	\$71,313	\$72,739	\$74,194	\$75,678	\$77,192	\$78,736	\$80,311	\$81,917
<b>Vacancy Rate (2%)</b>	\$1,344	\$1,371	\$1,398	\$1,426	\$1,455	\$1,484	\$1,514	\$1,544	\$1,575	\$1,606	\$1,638
<b>Effective Gross Income -Growing @ 2%/yr -With a 2% Vacancy Rate):</b>	\$65,856	\$67,173	\$68,517	\$69,887	\$71,284	\$72,710	\$74,164	\$75,648	\$77,161	\$78,705	\$80,279
<b>Average Rent per Square Foot:</b>	\$17.80	\$18.15	\$18.51	\$18.88	\$19.26	\$19.65	\$20.04	\$20.44	\$20.85	\$21.27	\$21.70
<b>Less Expenses (Growing @ 2%/yr):</b>	(\$ 10,767)	(\$ 10,982)	(\$ 11,202)	(\$ 11,426)	(\$ 11,655)	(\$ 11,888)	(\$ 12,126)	(\$ 12,369)	(\$ 12,616)	(\$ 12,868)	(\$ 13,125)
<b>Net Operating Income (NOI):</b>	\$ 55,089	\$ 56,191	\$ 57,315	\$ 58,461	\$ 59,629	\$ 60,822	\$ 62,038	\$ 63,279	\$ 64,545	\$ 65,837	\$ 67,154
<b>Less Loan Payment 1st Mortgage</b>	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)	(\$42,932)
<b>Net Cash Flow</b>	\$ 12,157	\$ 13,259	\$ 14,382	\$ 15,528	\$ 16,697	\$ 17,890	\$ 19,106	\$ 20,347	\$ 21,613	\$ 22,904	\$ 24,221
<b>Cash on Cash Return (Return on Equity):</b>	10.57%	11.53%	12.51%	13.50%	14.52%	15.56%	16.61%	17.69%	18.79%	19.92%	21.06%
<b>Principal Reduction:</b>	\$10,893	\$11,685	\$12,535	\$13,446	\$14,424	\$15,473	\$16,598	\$17,805	\$19,100	\$20,488	\$21,978
<b>Cumulative Principal Reduction:</b>	\$10,893	\$22,578	\$35,113	\$48,559	\$62,983	\$78,456	\$95,054	\$112,859	\$131,958	\$152,447	\$174,425
<b>Cash Flow Plus Principal Reduction:</b>	\$ 23,050	\$ 24,944	\$ 26,917	\$ 28,974	\$ 31,121	\$ 33,363	\$ 35,704	\$ 38,152	\$ 40,713	\$ 43,392	\$ 46,199
<b>Total Return Before Taxes:</b>	20.04%	21.69%	23.40%	25.19%	27.06%	29.01%	31.04%	33.17%	35.40%	37.73%	40.17%

IRR: 27.08%

<b>Future Value in Year 10</b>	<b>Cost of Sale</b>	<b>Loan Balance</b>
\$240,288	\$4,806	