

## SUMMARY

**Analysis Type: Buying****Property Type: Multi-Family****Address: 209 205 207 FRIEDHEIM RD UNIT A ROCK HILL SC 29730****Age of Property (Completion Year): 1981****Site Area: 3,625 sq ft****Gross Building Area: 3,625 sq ft**

## PROPERTY INCOME

**Property Annual Income: \$67,200****Property Square Footage: 3,625****Property Vacancy: -****Property Additional Income: -**

## LOAN & DEBT ANALYSIS

**Loan Amount: \$431,250****Down Payment: \$143,750****Interest Rate: 7.5%****Amortization Period: 30 Year****Monthly Payment: \$3,015****Annual Debt Service: \$36,184****Debt Coverage Ratio: 1.48**

## PROPERTY EXPENSES

**Triple Net Lease (NNN)****Property Annual Expenses: \$13,800**

## CASH FLOW ASSUMPTIONS

**Annual Income Growth Rate: 2 %****Annual Expense Growth Rate: 2 %****Cap Rate at Sale: 9.2 %****Cost of Sale: 2%****Number of Years: 5**

## PROPERTY VALUE & CAP RATE

**Property Value / Sale Price: \$575,000****Property Cap Rate: 9.29%**

## 5 YEAR CASH FLOW ANALYSIS

**Potential Income: \$67,200****Vacancy Rate: -****Cash on Cash Return (Return on Equity): 11.98%**

# Income Analysis

209 205 207 FRIEDHEIM RD UNIT A ROCK HILL SC 29730

Report courtesy of Ola van Zyl

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Income	\$67,200	\$	\$	\$	\$	\$
Vacancy Rate	\$	\$	\$	\$	\$	\$
Effective Gross Income -Growing @ 2%/yr -With a % Vacancy Rate):	\$67,200	\$68,544	\$69,915	\$71,313	\$72,739	\$74,194
Average Rent per Square Foot:	\$18.54	\$18.91	\$19.29	\$19.68	\$20.07	\$20.47
Less Expenses (Growing @ 2%/yr):	(\$ 13,800)	(\$ 14,076)	(\$ 14,358)	(\$ 14,645)	(\$ 14,938)	(\$ 15,237)
Net Operating Income (NOI):	\$ 53,400	\$ 54,468	\$ 55,557	\$ 56,668	\$ 57,801	\$ 58,957
Less Loan Payment 1st Mortgage	(\$36,184)	(\$36,184)	(\$36,184)	(\$36,184)	(\$36,184)	(\$36,184)
Net Cash Flow	\$ 17,216	\$ 18,284	\$ 19,373	\$ 20,484	\$ 21,617	\$ 22,773
Cash on Cash Return (Return on Equity):	11.98%	12.72%	13.48%	14.25%	15.04%	15.84%
Principal Reduction:	\$3,975	\$4,284	\$4,617	\$4,975	\$5,361	\$5,777
Cumulative Principal Reduction:	\$3,975	\$8,259	\$12,876	\$17,851	\$23,212	\$28,990
Cash Flow Plus Principal Reduction:	\$ 21,191	\$ 22,568	\$ 23,990	\$ 25,459	\$ 26,978	\$ 28,550
Total Return Before Taxes:	14.74%	15.70%	16.69%	17.71%	18.77%	19.86%

IRR: 20.77%

Future Value in Year 5	Cost of Sale	Loan Balance
\$247,533	\$4,951	\$374,303