

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**

PROPERTY INCOME

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

LOAN & DEBT ANALYSIS

Loan Amount: \$375,000**Down Payment: \$200,000****Interest Rate: 7.5%****Amortization Period: 30 Year****Monthly Payment: \$2,622****Annual Debt Service: \$31,465****Debt Coverage Ratio: 1.53**

PROPERTY EXPENSES

Triple Net Lease (NNN)**Property Annual Expenses: \$19,176**

CASH FLOW ASSUMPTIONS

Annual Income Growth Rate: 2 %**Annual Expense Growth Rate: 2 %****Cap Rate at Sale: 8.35 %****Cost of Sale: 2%****Number of Years: 5**

PROPERTY VALUE & CAP RATE

Property Value / Sale Price: \$575,000**Property Cap Rate: 8.35%**

5 YEAR CASH FLOW ANALYSIS

Potential Income: \$67,200**Vacancy Rate: -****Cash on Cash Return (Return on Equity): 8.28%**

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):	(\$ 19,176)	(\$ 19,560)	(\$ 19,951)	(\$ 20,350)	(\$ 20,757)	(\$ 21,172)
Net Operating Income (NOI):	\$ 48,024	\$ 48,984	\$ 49,964	\$ 50,963	\$ 51,982	\$ 53,022
Less Loan Payment 1st Mortgage	(\$31,465)	(\$31,465)	(\$31,465)	(\$31,465)	(\$31,465)	(\$31,465)
Net Cash Flow	\$ 16,559	\$ 17,519	\$ 18,499	\$ 19,498	\$ 20,517	\$ 21,557
Cash on Cash Return (Return on Equity):	8.28%	8.76%	9.25%	9.75%	10.26%	10.78%
Principal Reduction:	\$3,457	\$3,725	\$4,014	\$4,326	\$4,662	\$5,024
Cumulative Principal Reduction:	\$3,457	\$7,182	\$11,197	\$15,523	\$20,185	\$25,208
Cash Flow Plus Principal Reduction:	\$ 20,016	\$ 21,244	\$ 22,513	\$ 23,824	\$ 25,179	\$ 26,581
Total Return Before Taxes:	10.01%	10.62%	11.26%	11.91%	12.59%	13.29%

IRR: 14.70%

Future Value in Year 5	Cost of Sale	Loan Balance
\$258,168	\$5,163	\$325,481